

CHAPTER 17: PLANNING AND ZONING

Definitions

17.04.030

Custom grist mills;

Dairies (but not feedlots, see instead "Animal sales yards, feedlots, stockyards");

Drying of corn, rice, hay, fruits and vegetables;

Grain cleaning and custom grinding;

Hay baling and cubing;

Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;

Sorting, grading and packing of fruits and vegetables;

Taxidermy;

Tree nut hulling and shelling;

Wineries and associated uses. See definition for "Winery" and Section 17.56.330 for specific use requirements applicable to wineries and associated uses. (*Ord. 5526-B*) (SIC: 0723, 0724)

"Agricultural, Resource or Open Space District or Zone" means any of the following zone districts established by Section 17.06.010: Agricultural Exclusive (AE), Farm (F), Forestry (FOR), Open Space (O), Timberland Production (TPZ), Water Influence (W). Also, any of the following land use districts established by the Squaw Valley Land Use Ordinance (Chapter 17, Appendix A of the Placer County Code): Forest-Recreation and Conservation Preserve. In addition, any of the following land use districts established by the Tahoe City Area general plan or the Tahoe City community plan (Chapter 17, Appendix B of the Placer County Code), and the North Tahoe community plans (Chapter 17, Appendix C of the Placer County Code): conservation and recreation.

"Air Pollution Control District" means the Air Pollution Control District of Placer County as established by California Health and Safety Code, Part 4, Division 26.

"Airfields, airports and landing strips" (land use) means any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport buildings, aircraft operations and related facilities, including aprons and taxiways, control towers, hangars, safety lights and structures. Such facilities may also include parachute jump areas and FAA-certified parachute lofts; and facilities for aircraft manufacturing, maintenance, repair and reconditioning. Public airports may include aircraft sales and dealerships, beauty and barber shops, car rental establishments, gift shops, hotels and motels, restaurants and bars, tobacco and news stands, and other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted and public use landing strips, defined as follows:

1. **"Agricultural" or "personal landing strip"** means a landing strip or heliport for agricultural crop dusting or personal use of the tenant or owner of the site, not available for public use, and with no commercial operations.
2. **"Restricted use airfield"** means a landing strip or heliport with exclusive rights of use reserved to the owners or tenants of units within any cluster development, multi-family development, subdivision, industry, or institution, with not more than ten (10) based aircraft; or an emergency heliport in conjunction with a hospital or public safety facility.
3. **"Public use airfield"** means any landing strip, airport, or heliport available for public use, or listed in the Airport Directory of the current Airman's Information Manual or in the Pacific Airman's Guide and Chart Supplement.

Section 17.56.040 contains specific use requirements for airfields and landing strips.

"Alley" means a roadway that extends through the interior of a block to provide secondary vehicular access to abutting lots, and is not intended for general traffic circulation. [For determining setbacks, a street-side setback for the applicable zone district shall apply.](#)

Allowable Use. See "Use, allowable."

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“Construction contractors” (land use) means service establishments primarily engaged in construction, including new work, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites. Three broad types of construction are covered: (1) building construction by general contractors or by operative builders; (2) other construction by general contractors; and (3) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. The installation of prefabricated buildings and equipment is also included. Contractor's business offices that are not on the same site as work crew dispatching, equipment, vehicle or material storage for the establishment may also be considered under the definition of offices. A contractor's outdoor storage yard in conjunction with offices and/or storage buildings is also defined under “Storage yards and sales lots,” and is also subject to all applicable standards of this chapter for such uses. (SIC: Groups 15, 16, 17)

“Construction” means any site preparation, assembly, erection, substantial repair, alteration or similar action, for or of rights-of-way, structures, utilities or similar property.

“Construction permit” means any or all of the various entitlements established by this chapter and/or Chapters 12, 13, 15, 16, 18 or Appendix E to Chapter 17 of the Placer County Code that authorize commencement of construction activities, including but not limited to building permits, grading permits, electrical and plumbing permits, demolition permits and moving permits.

“Contiguous” means adjacent and having a common parcel boundary (applies even if the common parcel boundary is a single point).

Corner Lot. See “Lot types” and “Property Lines.” [A front, street-side, side and rear property line setback shall apply on a corner lot.](#)

“Correctional institutions” (land use) means jails, prisons, and other institutions for the confinement and correction of offenders sentenced by a court. Halfway houses and homes for delinquents, or other facilities not under court order, are instead included under “Residential care homes.” (SIC: Group 9223)

“County” means the County of Placer, California.

Coverage. “Site or lot coverage” ~~means site or lot coverage~~ means the percentage of the total site area occupied by buildings and structures. For the purposes of this definition, “buildings” include all land covered by primary buildings, garages and carports, accessory buildings, covered decks, and other enclosed and covered areas, but not standard roof overhangs or eaves, uncovered decks, [solar electric generating systems](#), paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed at ground level.

“Crop Production” (land use) means agricultural and horticultural uses including but not limited to production of grains, field crops, vegetables, fruits, nut trees, herbs, flowers and seed production, nursery stock and ornamental plant production (including those plants, trees, shrubs, and ground covers grown in containers, green houses [See Section 17.56.180(C)(3) for applicable regulations] shade structures, under cover and in the ground [Plant Production Nurseries, that is the production of all types of nursery stock and ornamental plants, are subject to separate requirements and permits], tree and sod farms, associated crop preparation services and harvesting activities including, but not limited to, mechanical soil preparation, irrigation system construction, spraying, crop processing and sales of the agricultural crop only. (See Section 17.56.165). (*Ord. 5304-B, 5126-B*)

“CUP” means Conditional Use Permit. See Section 17.58.130.

“Dairy” means a place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.

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Double Frontage Lot. See “Lot types”

“Drive-in and drive-thru sales” (land use) means facilities where food or other products may be purchased by motorists without leaving their vehicles. Such facilities include fast-food restaurants, drive-through dairies, etc.

“Drive-in and drive-thru services” (land use) means facilities where services may be obtained by motorists without leaving their vehicles. Such facilities include drive-up teller windows in banks, etc.

~~**“Driveway”** means a vehicle access way extending from road or street (See “Road or street”) to a building or structure, vehicle parking or delivery area, or pedestrian drop-off point on the site of a land use, or between such areas on a site. A driveway serves no more than two separately owned parcels.~~

Duplex. See “Multifamily dwellings.”

“Dwelling” or “dwelling unit” means one or more habitable rooms that are designed and/or used as independent living space for one family, with facilities for living, eating and sleeping, with no more than one kitchen (except that two kitchens are allowed where the habitable floor area of the dwelling is eight thousand (8,000) square feet or larger), and at least one bathroom, and where all such habitable areas have access to each other from within the building.

“Effective date of this chapter” means the date after the adoption of the Placer County Zoning Ordinance, Chapter 17 of the Placer County Code, on which the ordinance became effective (i.e., August 24, 1995).

“Electric generating plants” (land use) means facilities engaged in the generation and distribution of electrical energy for sale. The electricity may be generated from oil, gas, coal or nuclear fuels or from “alternate” sources including but not limited to water, wind, the sun, bio-gas, municipal or agricultural wastes. This includes “cogeneration,” which means the sequential use of energy for the production of electrical and useful thermal energy. The sequence can be thermal use followed by electric power production or the reverse.

“Electrical and electronic equipment, instruments” (land use) means establishments engaged in manufacturing machinery, apparatus and supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

1. Appliances such as stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines;
2. Avionics;
3. Electrical transmission and distribution equipment;
4. Electronic components and accessories such as semiconductors, integrated circuits, related devices;
5. Electronic instruments, components and equipment such as calculators and computers;
6. Electrical welding apparatus;
7. Lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting;
8. Industrial apparatus;
9. Industrial controls;
10. Instruments for measurement, testing, analysis and control, and associated sensors and accessories;
11. Miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines;
12. Motors and generators;
13. Ophthalmic goods;

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“General Plan” means the Placer County General Plan, including all elements thereof and all amendments thereto, as adopted by the Board of Supervisors pursuant to Section 65300 et seq. of the California Government Code.

“Glass products” (land use) means manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations, which are listed under “Small scale manufacturing.” (SIC: Groups 321, 323)

“Government Code” means the Government Code of the state of California.

“Grade” means the vertical location of the ground surface, as follows:

1. “Existing or natural grade” means the contour of the ground surface before grading.
2. “Rough grade” means the stage at which the grade approximately conforms to the approved plan.
3. “Finish grade” means the final terrain contour of the site that conforms to the approved grading plan.

“Granting authority” means the body assigned the authority by this chapter to conduct hearings and/or approve, approve subject to conditions, or disapprove applications for land use permits, variances, rezonings and Zoning Ordinance amendments, appeals, surface mining reclamation plans, or to make any other rulings specified by this chapter. Granting authorities identified by this chapter include the Agency Director or designee, the Zoning Administrator, the Planning Commission, and the Board of Supervisors. (*Ord. 5459-B, 5373-B*)

“Grazing” (land use) means the raising or feeding of horses, beef cattle, sheep and goats, and other similar animals, on a parcel or contiguous group of parcels ten (10) acres or more in gross area, by allowing the land these animals occupy to provide most of their food (e.g., irrigated pasture, dry pasture, range grasses, etc.). Does not include feedlots, which are separately defined. See also the definition of “Animal raising and keeping” and Section 17.56.050 (Animal raising and keeping) of this chapter.

“Greenhouses” means agricultural or residential accessory structures with transparent or translucent roof and/or wall panels intended for the raising of plants. Section 17.56.180 contains the standards for greenhouses. See also “Plant nurseries” Section 17.56.165. (*Ord. 5304-B, 5179-B, 5126-B*)

“Grocery and liquor stores” (land use) means stores selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. Includes catering services independent to on-site food sales. Includes retail bakeries. Establishments may include no more than two gas pumps as an accessory use. (*Ord. 5526-B*) (SIC: Groups 54, 592)

Gross Lot Area. See “Minimum lot area.”

“Ground-Mounted Residential Solar Electric Generating System” (land use) means a system of solar electric generating cells or photovoltaic cells, including all framework and mounting devices, solar tracking motors, track systems or other rotational devices installed for the purpose of tracking the movement of the sun, which are permanently affixed to the ground and are implemented for the purpose of generating electricity to service structures or other legally established uses located on the same site as the solar electric generating system. This use includes grid-tied net metering systems and systems which are independent of the electrical grid. All other such solar electric generating systems placed on commercial or industrial zoned parcels or in other zone districts that allow such use shall meet the applicable development standards as set forth by the base zone district and any combining district regulations.

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Lot Types. Figure 17.04.030-5 (Insert New Number and Figure) shows examples of the following lot types: corner, cul-de-sac, double frontage, flag, and interior (5459-B).

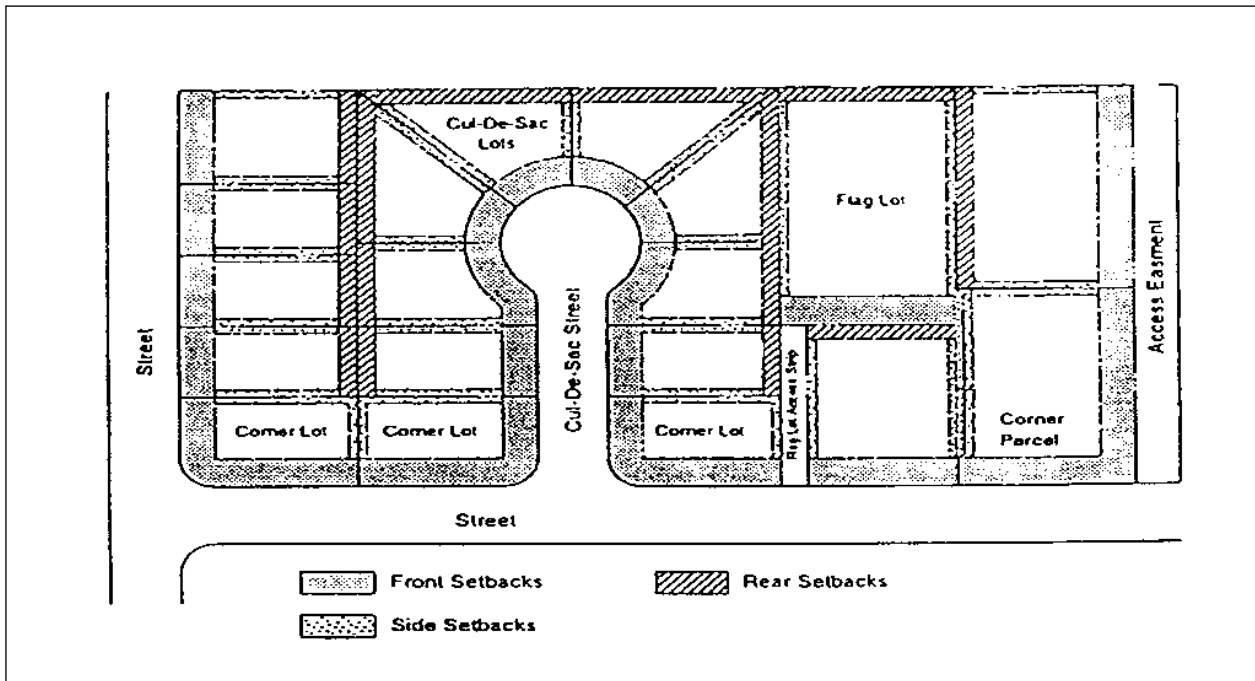


Figure 17.04.030-5 (Insert New # & New Figure)

“Lumber” and “wood products” (land use) means manufacturing and processing uses including; merchant sawmills, lath mills, shingle mills, cooperage stock mills, planing mills, plywood and veneer mills engaged in producing lumber and basic wood products; together with the wholesale sale of such products; and establishments engaged in manufacturing finished articles made entirely or mainly of wood. Also included are: truss and structural beam assembly; wood containers, pallets and skids; wood preserving; particle board assembly; turning and shaping wood and wood products on a manufacturing basis; mobile home and modular home assembly. Logging camps are included in “forestry”; craft-type shops are included in “small scale manufacturing.” Other wood and cabinet shops are included under “furniture and fixture products.” The indoor retail sale of building materials, and the sale of construction tools and equipment is included under “Building material stores.” Outdoor retail sales of such products are included under “Storage yards and sales yards.” (SIC: Groups 242, 245, 249)

“Machinery manufacturing” (land use) means the manufacturing of machinery and equipment such as: engines and turbines; farm and garden machinery and equipment (except for secondary assembly of such products which is included under “Farm equipment and supplies”); construction, mining and materials handling machinery and equipment such as bulldozers, cranes, dredging machinery, mining equipment, oil field equipment, passenger and freight elevators, conveyors, industrial trucks and tractors; machine tools such as gear cutting machines, die casting machines, dies, jigs, industrial molds, power driven hand tools; machinery for use in the food products, textile, woodworking, paper or printing industries; general machinery and equipment such as pumps, roller bearings, industrial furnaces and ovens; office, computing and accounting machines such as typewriters, computers, dictating machines; machinery for refrigeration and service industries such as commercial laundry and dry cleaning equipment, heating, ventilating and air conditioning equipment, commercial cooking and food warming equipment; miscellaneous machinery such as carburetors, pistons and valves. (SIC: Group 35)

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"Plant Nurseries, Retail" means commercial establishments engaged in the sale of ornamental plants, other nursery products, grown under cover or outdoors, garden accessories, garden equipment, and garden or landscape supplies. The sale of house plants or other nursery products entirely within a building is also included under "Retail stores, general merchandise." (*Ord. 5304-B, 5126-B*)

"Plant Production Nursery" means a type of crop production. Production of all types of nursery stock and ornamental plants with no accessory sales of non-plant products. See "Crop production," "Plant production nurseries, plus," and Section 17.56.165. (*Ord. 5304-B, 5126-B*)

"Plant Production Nurseries, Plus" (land use) means commercial establishments engaged in buying, displaying and selling containerized and non-containerized nursery stock produced primarily on-site plus non-plant nursery products as an accessory use to the primary use. Such nursery operations may involve the application of fertilizers, pesticides, herbicides, as well as other appropriate agricultural practices. (*Ord. 5304-B*) See Section 17.56.165(C)

"Plastics" and "rubber products" (land use) means the manufacture of rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "Auto, mobile home, vehicle and supplies sales"). Also includes: establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application services. (SIC: Group 30)

"Porch" means a area immediately outside of a building entrance that is: attached to the building; at least partially roofed; paved, or elevated and constructed of wood, concrete or masonry; and that provides a transition between the outdoors and the building interior.

"Printing and publishing" (land use) means establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices. (SIC: Group 27)

"Property lines" means the recorded boundaries of a lot of record, as follows:

1. **"Front property line"** means a lot boundary ~~that abuts any road or street adjacent to the subject parcel, whether the parcel is a corner or interior lot.~~ where the main access to the primary structure or use enters from a public or private road. If the parcel abuts more than one road, the front property line is determined where the main access enters the property and street-side is applied to all other boundaries adjacent to a public or private road.
2. **"Street-Side property line"** means a lot boundary that is neither a front, side nor a rear property line and that abuts a public or private road (corner lot).
3. **"Side property lines"** ~~are recorded means~~ a lot ~~boundaries boundary~~ that ~~are is~~ neither a front, ~~street-side~~ nor a rear property lines, that extend between front and rear property lines. ~~There are no side property lines on a corner lot (see Figure 17.04.030-5), only two front and two rear property lines.~~
4. **"Rear property line."** ~~The rear property line~~ means a lot boundary that is opposite the front property line of a parcel.

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2. The vehicle cleaning process (except for preliminary vacuuming and final finish work (e.g., towel drying, application of tire dressing, window polishing, etc.) is conducted entirely within a building and is not visible to public view or is screened from public view by a building, wall or other structure.

“Setback” means ~~an area on a lot~~ the required distance from the property line where no buildings, structures, or additions to them may be located, and which thereby becomes a yard area. Setbacks may be required by this chapter between buildings, structures and property lines; between buildings and structures themselves (17.54.160); between buildings, structures and natural features such as watercourses (17.54.140); or between other features of site development. The locations of required front, ~~street-side~~, side and rear setbacks are shown in Figure 17.04.030-6.

Setback, Front. ~~The “front setback” means an area formed by a line parallel to a front property line (a lot boundary that abuts any adjacent road or street), or a line parallel to any public or private road that may cross a single parcel as an interior road (See Figure 17.04.030-7) where the main access to the primary structure enters from a public road or private road. The front setback is measured at right angles to the front property line or edge of easement, whichever is greater. or interior road. Parcels shall have no more than one (1) front property line.~~

Setback, Interior. ~~“Interior setback”~~ means an area of separation between two buildings or structures on a single parcel. Interior setbacks are established by Section 17.54.160.

“Setback line” means the line formed by the measurement of the front, ~~street-side~~, side, or rear setbacks required by this chapter. All setback lines together encompass the buildable area of a lot.

Setback, Rear. ~~“Rear setback”~~ means an area formed by a line parallel to the rear property line. The rear property line is opposite the front property line of the parcel. In the case of a corner lot, there is ~~no rear property line, only~~ a front, ~~and two~~ a ~~street-side~~, a ~~side~~, and a ~~rear~~ property lines (see Figure 17.04.030-6). Rear setbacks are measured at right angles to the rear property lines.

Setback, Side. ~~“Side setback”~~ means an area formed by a line parallel to the side property lines of a lot (property lines that are neither front, ~~street-side~~ or rear property lines), that extends between front and rear setback areas (except on corner lots ~~where a street-side setback applies~~). Side setbacks are measured at right angles to the side property lines. ~~(The side setback shall apply the lesser measurement when a street-side setback applies).~~

Setback, Street-side. “Street-side setback” means an area formed by a line parallel to the side property line of a lot that abuts an adjacent public road or private road serving more than two parcels, and that extends between the front and rear setback areas. The street-side setback is measured at right angles to the property line or edge of easement, whichever is greater.

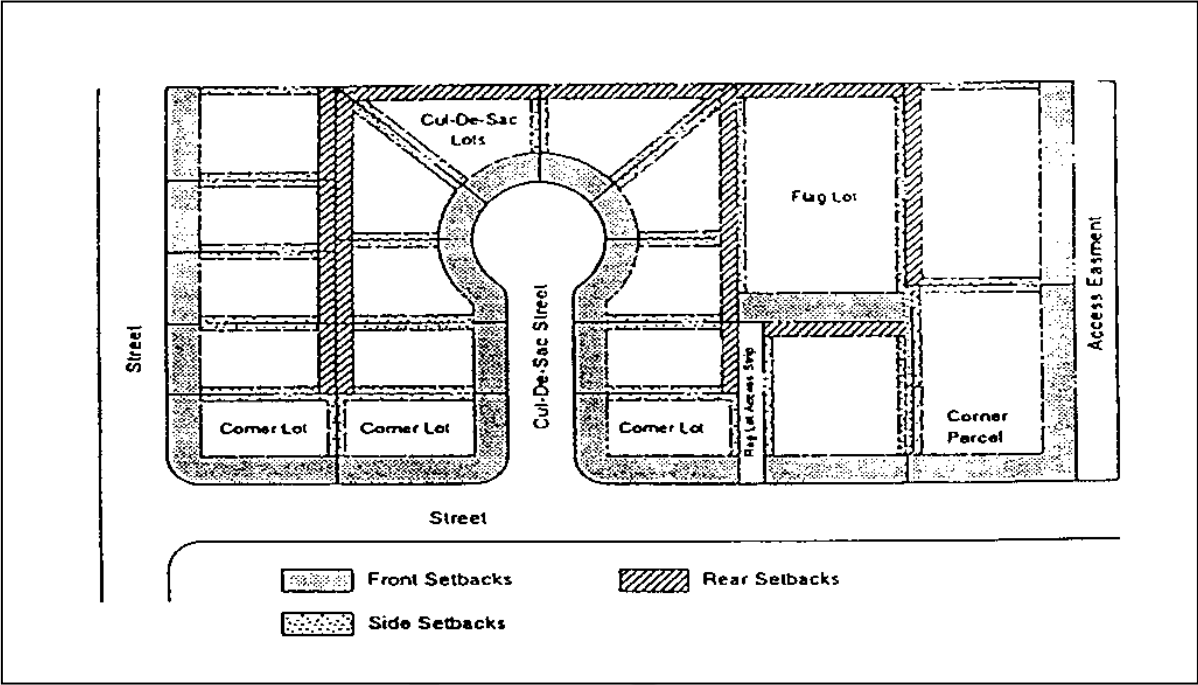


Figure 17.04.030-6 (Insert New Figure)
LOCATION OF REQUIRED SETBACKS

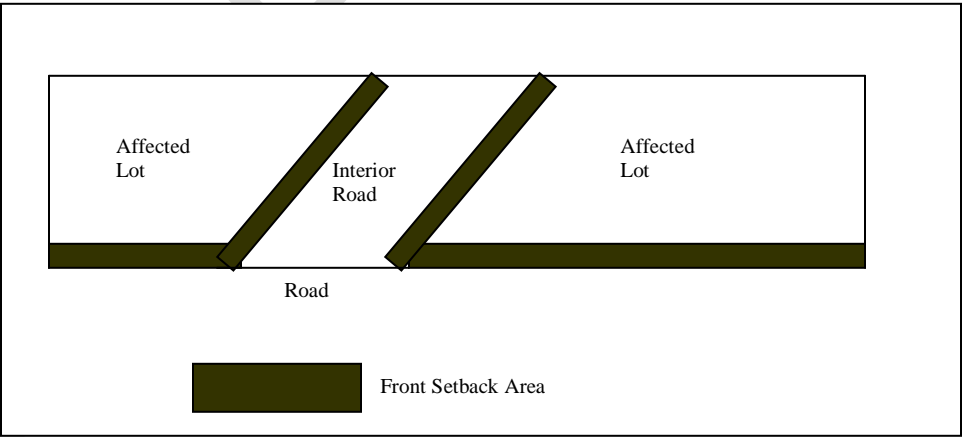


Figure 17.04.030-7 (Insert New Figure)

FRONT SETBACK FROM INTERIOR ROAD

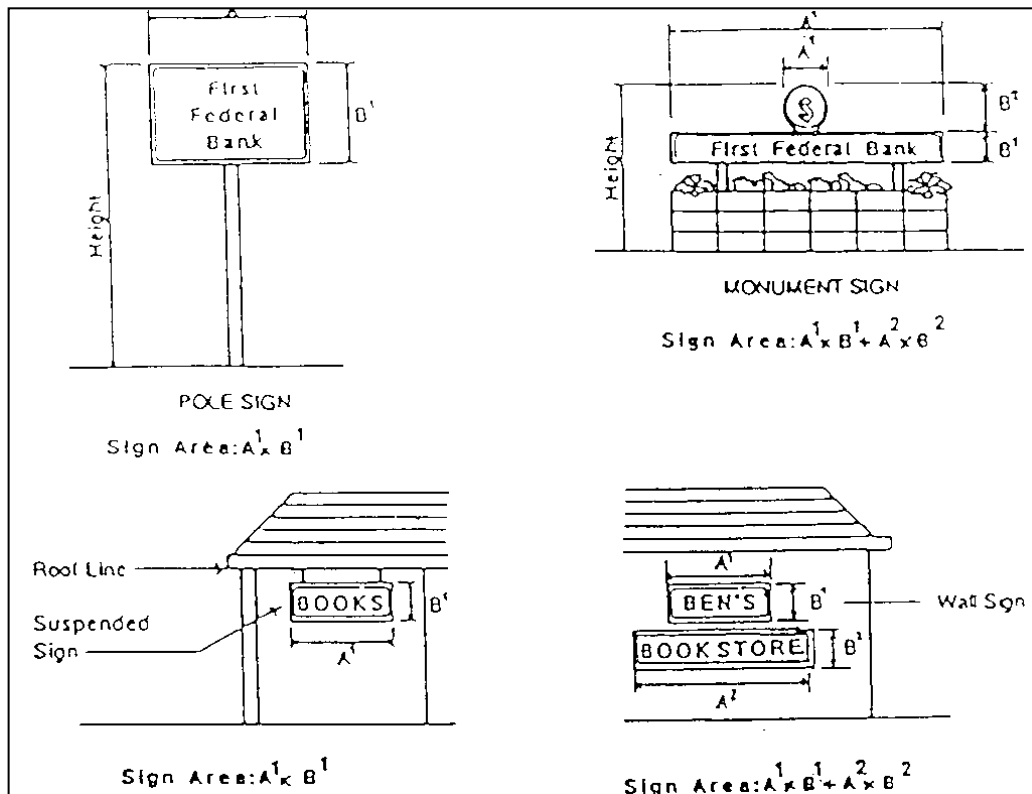


Figure 17.04.030-8
SIGN TYPES, MEASUREMENT OF SIGN AREA

Sign, Projecting. “Projecting sign” means a sign extending from a building face or wall so that the sign face is perpendicular or at an angle to the building face or wall.

Sign, Roof. “Roof sign” means any sign located on, or attached to the roof of a building.

Sign, Suspended. “Suspended sign” means a sign attached to and located below any permanent eve, roof, or canopy. See Figure 17.04.030-8.

Sign, Wall. “Wall sign” means a single-faced sign painted on or attached to a building or wall, no part of which extends out from or above a wall more than twelve (12) inches. See Figure 17.04.030-8.

Sign, Window. “Window sign” means a sign displayed within a building or attached to a window but visible through a window or similar opening for the primary purpose of exterior visibility.

“Site” means a lot or adjoining lots that are the location of a proposed development project or land use.

“Site Area”. ~~See “Area.”~~ means gross site area, all land within the property lines of a parcel that make up the site for a land use/project, including any internal easements.

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Storage Yards and Sales Lots (land use). "Storage yards" are service establishments primarily engaged in the outdoor storage of motor vehicles; construction equipment, materials or supplies; manufacturing machinery (including farm and garden machinery) or industrial supplies on a lot or portion of a lot greater than three hundred (300) square feet in area. "Sales lots" consist of any permanent outdoor sales area for construction equipment or other heavy equipment; outdoor equipment rental yards (except auto rental which is included under "Auto, mobile home, vehicle and parts sales"); large-scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. Also includes retail ready-mix concrete operations which are incidental to an outdoor equipment rental yard. Does not include: sales lots for autos and other vehicles, which are included under "Auto, mobile home, vehicle and parts sales"; or the sale of farm equipment, which is included under "Farm equipment and supplies sales."

"Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused floor space is more than six feet above the natural grade of the building site for more than fifty (50) percent of the total perimeter of a building or is more than twelve (12) feet above natural grade at any point, such usable or unused under-floor space shall be considered a story for purposes of this chapter.

Stream, Intermittent. "Intermittent stream" means a watercourse that is dry a large part of the year, is classified as a "wetland" using the U.S. Army Corps of Engineers jurisdictional three-parameter criteria, and requires a one hundred (100) year floodplain delineation (assuming full build-out of its watershed) to be necessary by the Placer County Department of Public Works. Also, a stream that has a significant flow of water within a well-defined channel thirty (30) days after the last significant storm or is designated as an intermittent stream on any applicable general plan or community plan map.

Stream, Perennial. "Perennial stream" means a watercourse that has a flow of water within a well-defined channel almost all year long and/or is designated as a perennial or permanent stream on any applicable general plan or community plan map. Such streams are usually designated with solid blue lines on U.S.G.S. topographic maps and they often have names.

Street. See "Road."

Street-Side Property Line. See "Property lines".

"Structural clay and pottery products" (land use) means manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "Small scale manufacturing" or "Home occupations." (SIC: Groups 325, 326)

"Structural alteration" means any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

"Structure" means any man-made artifact that is lawfully constructed or erected or built into a building, framework or other object, ~~the use of which requires attachment to the ground, or which is~~ over one hundred twenty (120) square feet in area measured at the foundation, ~~or and over six~~ 12 feet in height, or any "structure" that requires a Building Permit. ~~, including any building, but not~~ including fences six feet or less in height, ~~or retaining walls six~~ four feet or less in height, ~~or freestanding arbor or trellis~~, concrete flat work, ~~such as children's playground equipment, trash enclosures, bear bins, patios, or planters, or similar structures less than twelve~~ (12) 30 inches in height and decks less than 30 inches from adjacent grade. Measurement shall be from natural or pad grade. **Note:** Any structure which is not categorized in this definition and is less than 120 sq ft, is subject to determination by the Planning Director as to whether it needs to meet setback requirements in the applicable zone district.

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“Substation” means any public utility electrical substation, pumping station, pressure regulating station, or similar facility.

“Suburban area” means any parcel(s) of land designated for residential uses with a minimum lot size greater than one acre but less than five acres on any Placer County zoning map.

“Surface mining operations” means all, or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to: the processing (i.e., crushing, sorting, loading, etc.) and wholesale/retail sale of mined materials on-site, the in-place distillation or retorting or leaching; the production and disposal of mining waste; and prospecting and exploratory activities. Surface mining operations shall also include the creation of borrow pits, streambed skimming, and the segregation, stockpiling and recovery of mined materials. See Section 17.56.270 for specific use requirements applicable to surface mining operations.

“Tahoe-Sierra” means the area covered by Placer County zoning maps 90.24 through 90.39.

“Temporary dwelling” (land use) means the temporary placement and occupancy of a mobile home, travel trailer or recreational vehicle as a dwelling while building a permanent dwelling on the same site, or for hardships. The use of a temporary dwelling for caretaker or employee housing is instead included under “Caretaker and employee housing.” See Sections 17.56.280 and 17.56.290 for specific use requirements applicable to temporary dwellings, and Section 17.56.090 for specific use requirements applicable to caretaker and employee housing.

Temporary structure. See Section 17.54.140(C).

“Temporary uses and events” (land use) means any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, circuses, rodeos, religious revivals, tent camps, outdoor festivals and concerts. See Section 17.56.300 for specific use requirements applicable to temporary uses and events.

“Tenancy” means an individual business occupant of a commercial building or group of buildings on a single site.

“Tent” means any enclosed structure or shelter fabricated entirely, or in major part, of cloth, canvas, or similar flexible material.

“Textile and leather products” (land use) means manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dying and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles; hide and leather tanning; and upholstery manufacturing. (SIC: Group 22)

“Theaters” and “meeting halls” (land use) mean indoor facilities for public assembly and group entertainment, other than sporting events, such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for “live” theater and concerts; motion picture theaters; meeting halls for rent and similar public assembly uses. Outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events are included under the definition of “Sport facilities and outdoor public assembly.”

“This chapter” means Chapter 17 of the Placer County Code, the Placer County Zoning Ordinance.

CHAPTER 17: PLANNING AND ZONING

Agricultural Exclusive (AE)

17.08.010

1. **Minimum Lot Area.** Twenty (20) acres, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the health department or the provisions of Article 17.56 (Specific Use Requirements) for a particular land use.
2. **Minimum Lot Width.** Two hundred (200) feet.

D. **Residential Density.** The maximum density for single-family dwellings in the AE zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings)

E. **Site Development Standards.** The following requirements shall apply to all new development in the AE zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	10 percent maximum
Height limit (4)	36 feet maximum (5)

(1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards)~~

~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.

~~(4)~~ (3) The percentage of total site area that may be covered by buildings or structures.

~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Farm (F)

17.10.010

parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).

1. **Minimum Lot Area.** Two hundred thousand (200,000) square feet (4.6 acres), unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the Health Department or the provisions of Article 17.56 (Specific Use Requirements).

2. **Minimum Lot Width.** Two hundred (200) feet.

- D. **Residential Density.** The maximum density for single-family dwellings in the F zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings).

- E. **Site Development Standards.** The following requirements shall apply to all new development in the F zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	25 percent maximum
Height limit (4)	36 feet maximum (5)

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

- ~~(2) Where any abutting road right of way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right of way shall not be less than the front setback required in the zone district.~~

- ~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- ~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, ~~if lot is one acre or larger in size.~~

- ~~(4)~~ (3) The percentage of total site area that may be covered by buildings or structures.

- ~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105 ~~(A)(1)~~ (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Forestry (FOR)

17.12.010

- D. **Site Development Standards.** The following requirements shall apply to all new development in the FOR zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements.

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	20 percent maximum
Height limit (4)	36 feet maximum (5)

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- ~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~
- ~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~
- ~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations-, if lot is one acre or larger in size.
- ~~(4)~~ (3) The percentage of total site area that may be covered by buildings or structures.
- ~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 For a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Open Space (O)

17.14.010

- C. **Minimum Parcel Size.** Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).
1. **Minimum Lot Area.** Two hundred thousand (200,000) square feet, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the Health Department, or the provisions of Article 17.56 (Specific Use Requirements) for a particular land use.
 2. **Minimum Lot Width.** Two hundred (200) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.
- D. **Site Development Standards.** The following requirements shall apply to all new development in the O zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	1 percent maximum
Height limit (4)	25 feet maximum (5)

(1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations-, if lot is one acre or larger in size.

~~(4)~~ (3) The percentage of total site area that may be covered by buildings or structures.

~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 For a specific use, or by Section 17.60.105 ~~(A)(1)~~ (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Timberland Production (TPZ)

17.16.010

- E. **Minimum Parcel Size.** Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).
1. **Minimum Lot Area.** One hundred sixty (160) acres, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the Health Department, or the provisions of Subchapter 15 (Specific Use Requirements) for a particular land use.
 2. **Minimum Lot Width.** One-fourth of the lot length. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.
- F. **Site Development Standards.** The following requirements shall apply to all new development in the TPZ zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	2 percent maximum
Height limit (4)	25 feet maximum (5)

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(3) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- ~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations-, if lot is one acre or larger in size.

~~(4)~~ (3) The percentage of total site area that may be covered by buildings or structures.

~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 For a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Water Influence (W)

17.18.010

2. **Minimum Lot Width.** None required for public recreational uses; fifty (50) feet for commercial uses; or other width as may be required by any -B combining district (Section 17.52.040) applicable to the site.

- D. **Site Development Standards.** The following requirements shall apply to all new development in the W zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	None for public recreational uses As required by adjoining commercial district for commercial uses
Street-side (1)	10 feet minimum for public recreational uses and breakwaters None for commercial uses except: <ul style="list-style-type: none"> Where the site is adjacent to an agricultural or residential district, the setback shall be as required by required by the adjoining commercial district
Side (3) (2)	5 feet minimum for public recreational uses 10 feet minimum for breakwaters None for commercial uses except: <ul style="list-style-type: none"> Where the site is adjacent to an agricultural or residential district, the setback shall be as required by the adjoining commercial district; 30 feet minimum where the parcel is one acre or larger
Rear (3) (2)	5 feet for public recreational uses None for commercial uses except: <ul style="list-style-type: none"> Where the site is adjacent to an agricultural or residential district, the setback shall be as required by the adjoining commercial district; 30 feet minimum where the parcel is one acre or larger
Site coverage (4) (3)	10 percent maximum for public recreational uses 50 percent maximum for commercial uses
Height limit (4)	30 feet (5) maximum for public recreational and commercial uses

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

~~(3) (2)~~ As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.

(4) (3) The percentage of total site area that may be covered by buildings or structures.

~~(5)~~ (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(4) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Commercial Planned Development (CPD)

17.20.010

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	As required determined by CUP or MUP
Street-side (1) (2)	
Side (2)	
Rear (2)	
Site coverage (3)	50 percent, maximum or as determined by CUP or MUP
Height limit (4)	50 feet, maximum (4) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right of way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right of way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- (2) A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district

~~(3) The percentage of total site area that may be covered by buildings or structures.~~

- ~~(4)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

General Commercial (C2)

17.22.010

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	10 feet, minimum (5 feet for signs) or as determined by CUP or MUP
Street-side (1) (2)	10 feet, Or as determined by CUP or MUP
Side (2)	0 feet, 5-foot minimum (3) or as determined by CUP or MUP
Rear (2)	0 feet, 5-foot minimum (3) or as determined by CUP or MUP
Site coverage (4)	40 percent, maximum for multi-family dwellings 100 percent otherwise or as determined by CUP or MUP
Height limit (3)	50 feet, maximum (5) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- ~~(2) — Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~
- ~~(a) — Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~
- ~~(3) — A five-foot setback is required for all residential uses, or where a side or rear lot line abuts a residential zone district.~~
- (2) A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district
- ~~(4) — The percentage of total site area that may be covered by buildings or structures.~~
- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(4) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Heavy Commercial (C3)

17.24.010

2. **Minimum Lot Width.** Fifty (50) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.

- D. **Site Development Standards.** The following requirements shall apply to all new development in the C3 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	10 feet, or as determined by CUP or MUP
Street-side (1) (2)	10 feet, or as determined by CUP or MUP
Side (2)	0 feet, 50 feet (3) or as determined by CUP or MUP
Rear (2)	0 feet, 50 feet (3) or as determined by CUP or MUP
Site coverage (4)	40 percent maximum, or as determined by CUP or MUP
Height limit (3)	45 feet maximum, (5) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- ~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~
- ~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~
- ~~(3) A fifty (50) foot setback is required where a side or rear lot line abuts a residential zone district.~~
- (2) A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district
- ~~(4) The percentage of total site area that may be covered by buildings or structures.~~
- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Highway Service (HS)

17.26.010

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- C. **Minimum Parcel Size.** Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).
1. **Minimum Lot Area.** Six thousand (6,000) square feet, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the Health Department, or the provisions of Article 17.56 (Specific Use Requirements) for a particular land use.
 2. **Minimum Lot Width.** Fifty (50) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.
- D. **Residential Density.** Allowed density for multi-family residential development shall be one unit for each two thousand (2,000) square feet of site area.
- E. **Site Development Standards.** The following requirements shall apply to all new development in the HS zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	25 feet, minimum or as determined by CUP or MUP
Street-side (1) (2)	25 feet , or as determined by CUP or MUP
Side (2)	5 feet, minimum or as determined by CUP or MUP
Rear (2)	10 feet, minimum or as determined by CUP or MUP
Site coverage	40 percent, maximum or as determined by CUP or MUP
Height limit (3)	35 feet, maximum (4) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the [Deficiency Report & Countywide Capital Improvement Program](#), setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- ~~(2) Where any abutting road right of way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right of way shall not be less than the front setback required in the zone district.~~
- ~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~
- (2) A five (5) feet side setback and twenty-five (25) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district
- ~~(4) The percentage of total site area that may be covered by buildings or structures.~~
- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Neighborhood Commercial (C1)

17.30.010

2. **Minimum Lot Width.** Fifty (50) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.
- D. **Residential Density.** Allowed density for multi-family residential development shall be one unit for each two thousand (2,000) square feet of site area; except in the Lake Tahoe area, where maximum density shall be one unit for each three thousand (3,000) square feet of site area.
- E. **Site Development Standards.** The following requirements shall apply to all new development in the C1 zone, except where otherwise provided by Article 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	10 feet, minimum, 5 feet for signs or as determined by CUP or MUP
Street-side (1) (2)	10 feet, or as determined by CUP or MUP
Side (2)	0 feet, 5 feet (3) or as determined by CUP or MUP
Rear (2)	0 feet, 5 feet (3) or as determined by CUP or MUP
Site coverage (4)	40 percent, maximum or as determined by CUP or MUP
Height limit (3)	30 feet, maximum (5) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- ~~(2) Where any abutting road right of way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right of way shall not be less than the front setback required in the zone district.~~
- ~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(4) (Administrative Approvals-Relief from Standards).~~
- ~~(3) A five foot setback is required for all residential uses, or where a side lot line abuts a residential zone dist. A ten (10) foot setback is required where a rear lot line abuts a residential zone.~~
- (2) A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district
- ~~(4) The percentage of total site area that may be covered by buildings or structures.~~
- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(4) (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Office and Professional (OP)

17.32.010

1. **Minimum Lot Area.** Ten thousand (10,000) square feet, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the health department, or the provisions of Article 17.56 (Specific Use Requirements) for a particular land use.
2. **Minimum Lot Width.** Seventy (70) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.

D. **Site Development Standards.** The following requirements shall apply to all new development in the OP zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	20 10 feet, minimum or as determined by CUP or MUP
Street-side (1) (2)	10 feet, or as determined by CUP or MUP
Side (2)	15 feet total, 5 0 feet, minimum or as determined by CUP or MUP
Rear (2)	4 0 feet minimum or as determined by CUP or MUP
Site coverage	40 percent maximum or as determined by CUP or MUP
Height limit (3)	30 feet maximum (4) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right of way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right of way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- (2) A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district

~~(4) The percentage of total site area that may be covered by buildings or structures.~~

- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Resort (RES)

17.34.010

1. **Minimum Lot Area.** Forty thousand (40,000) square feet, unless a -B combining district (Section 17.52.040) applies to the site, or a greater area is required by the health department, or the provisions of Article 17.56 (Specific Use Requirements) for a particular land use.
 2. **Minimum Lot Width.** One hundred (100) feet. Other minimum lot widths may be required by a - B combining district (Section 17.52.040) applicable to the site.
- D. **Residential Density.** The maximum density for single-family dwellings in the RES zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings).
- E. **Site Development Standards.** The following requirements shall apply to all new development in the RES zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	60 feet, minimum or as determined by CUP or MUP 5 feet for signs
Street-side (1)	15 feet, or as determined by CUP or MUP
Side (3) (2)	15 feet, minimum or as determined by CUP or MUP 30 feet on lots of 1 acre or larger
Rear (3) (2)	15 feet, minimum or as determined by CUP or MUP 30 feet on lots of 1 acre or larger
Site coverage (4)	10 percent, maximum or as determined by CUP or MUP
Height limit (3)	36 feet, maximum (5) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

~~(3)~~ (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size..

~~(4) The percentage of total site area that may be covered by buildings or structures.~~

~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Airport (AP)

17.36.010

2. **Minimum Lot Width.** Five hundred (500) feet for an airport site, buildings and structures directly related to aircraft operations and/or passenger processing; one hundred thirty-five (135) feet for the sites of other buildings, structures and uses on the airport site. Other minimum lot widths may be required by a - B combining district (Section 17.52.040) applicable to the site.
- D. **Site Development Standards.** The following requirements shall apply to all new development in the AP zone, except where otherwise provided by Article 15.74 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

1. **Sites for Aircraft Operations~~s~~ Uses :**

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	50 feet, minimum or as determined by CUP or MUP
Street-side (1) (2)	30 feet, or as determined by CUP or MUP
Side (2)	30 feet, minimum or as determined by CUP or MUP
Rear (2)	30 feet, minimum or as determined by CUP or MUP
Site coverage (3)	15 percent, maximum or as determined by CUP or MUP
Height limit (3)	36 feet, maximum (4) or as determined by CUP or MUP

2. **Sites for Other Uses:**

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (1)	20 feet, minimum or as determined by CUP or MUP
Street-side (1) (2)	10 feet, or as determined by CUP or MUP
Side (2)	10 feet, minimum or as determined by CUP or MUP
Rear (2)	10 feet, minimum or as determined by CUP or MUP
Site coverage (3)	35 percent, minimum or as determined by CUP or MUP
Height limit (3)	36 feet, minimum (4) or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, ~~street-side~~, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~a. (2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~
~~a. (a) Up to a 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations~~-, if lot is one acre or larger in size.~~

~~4) The percentage of total site area that may be covered by buildings or structures.~~

- ~~(5)~~ (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Business Park (BP)

17.38.010

- F. **Site Development Standards.** ~~The following minimum standards shall apply to all new development in addition to the general development standards in Article 17.54, except where otherwise provided by Article 17.56 (Specific Use Requirements) for a particular use:~~ The following requirements shall apply to all new development in the BP zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

1. ~~**Coverage and Open Space Requirements.** No more than seventy five (75) percent of the area of the site shall be covered by buildings, structures, or other impervious surfacing such as paving. The remainder of the site shall be permanently maintained as naturally vegetated open space, landscaped areas, drainage retention/detention facilities, and/or wetland or wildlife preserve areas.~~ (Just as a note for the Draft Copy - #1 & #2 were moved below)
2. ~~**Setbacks.** Proposed buildings and structures shall be designed and constructed to satisfy the following setback requirements. Additional requirements for setbacks from watercourses and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side and rear setbacks) and by Article 17.56 for certain specific land uses.~~

Development Feature	Minimum Required
Setbacks (1) (5)	
Front setback, other (1)	125 feet, or as determined by CUP or MUP
Street-side (1) (2)	50 feet, or as determined by CUP or MUP
Side setback (2)	50 feet (2) , or as determined by CUP or MUP
Rear setback (3)	None required (3) 0 feet, or as determined by CUP or MUP
Site coverage (4)	75 percent, or as determined by CUP or MUP
Height limit (5)	50 feet, or as determined by CUP or MUP

- b. (1) **Primary Frontage Defined.** ~~Primary~~Site frontage is adjacent to a state highway or major arterial with four or more traffic lanes, or adjacent to any other roadway determined by the design/site review committee to be visually sensitive. ~~Additional requirements for setbacks from watercourses and certain roads all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals Relief from Standards).~~ **NOT IN COUNSEL VERSION**

- (2) **Street-side and Side Setback Exceptions.** ~~Street-side and S~~side setbacks shall be wide enough to accommodate twenty (20) feet of landscaping and any necessary circulation for large vehicles. The minimum ~~street-side and~~ side setback shall be one hundred (100) feet where a site is adjacent to residential or other land uses determined by the applicable review body to be incompatible with the proposed business park development. **NOTE:** A five (5) feet side setback and ten (10) feet street-side setback is required for all legal residential uses in a commercial zone district and for all commercial uses abutting a residential zone.
- (3) **Rear Setback Exceptions.** No rear setback is required where the parcel is adjacent to property in the BP zone, or other commercial or industrial zone district. ~~A minimum setback of fifty (50) feet is required where the parcel is adjacent to any other zone district.~~

CHAPTER 17: PLANNING AND ZONING

Business Park (BP)

17.38.010

- (4) No more than seventy-five (75) percent of the area of the site shall be covered by buildings, structures, or other impervious surfacing such as paving. The remainder of the site shall be permanently maintained as naturally-vegetated open space, landscaped areas, drainage retention/detention facilities, and/or wetland or wildlife preserve areas
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105 (Administrative Approvals-Relief from Standards). ZO § 5.120

~~3. **Height Limit.** Fifty (50) feet, except that higher buildings are allowed where:~~

- ~~a. The cubical contents of the building will not be greater than that possible for a building constructed within the height limit that also occupies no more than twenty (20) percent of the site and where height greater than fifty (50) feet is approved by the responsible agency; or~~
- ~~b. An Administrative Approval grants relief per Section 17.60.105(A)(3); or~~
- ~~c. Where provided by Section 17.54.020 (Height limits and exceptions) or by Article 17.56 for a specific use. (Ord. 5375-B)~~

CHAPTER 17: PLANNING AND ZONING

Industrial (IN)

17.40.010

2. **Minimum Lot Width.** Sixty (60) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.

- D. **Site Development Standards.** The following requirements shall apply to all new development in the IN zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2)	None required (3) 0 feet, or as determined by CUP or MUP
Street-side (1) (2)	0 feet, or as determined by CUP or MUP
Side (2)	None required (3) 0 feet, or as determined by CUP or MUP
Rear (2)	None required (3) 0 feet, or as determined by CUP or MUP
Site coverage (4) (3)	60 percent maximum , or as determined by CUP or MUP
Height limit (4)	50 feet maximum (5) , or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, ~~street-side~~, side and rear setbacks) and by Article 17.56 for certain specific land uses.

The design review process (see Sections 17.52.070 and 17.58.110) could result in landscaping requirements which may impose minimum setback distances between property lines and buildings in order to accommodate the plants.

- ~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

- ~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- ~~(3) (2) Where the street frontage in the block is partially within a residential zone district, the front setback shall conform to the existing residential setback requirements, and the side and rear setbacks shall be five feet. A five (5) feet side setback and ten (10) feet street-side and five (5) rear setbacks are required for all legal residential uses in a commercial zone district and for all commercial uses abutting a residential zone.~~

- ~~(4) (3) The percentage of total site area that may be covered by buildings or structures. (Ord. 5375-B) (Kitty's update in blue - not part of ZTA-Setbacks)~~

- ~~(5) (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approvals-Relief to from Standards). ZO § 5.120~~

(ZO § 5.330)

CHAPTER 17: PLANNING AND ZONING

Industrial Park (INP)

17.42.010

- E. **Site Development Standards.** ~~The following minimum standards shall apply to all new development in the INP zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.~~ The following requirements shall apply to all new development in the INP zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

1. **Setbacks, Coverage, Height Limits.** Proposed buildings and structures shall be designed and constructed to satisfy the following requirements.

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	30 feet minimum , or as determined by CUP or MUP
Street-side (1) (2)	15 feet, or as determined by CUP or MUP
Side (2)	15 feet minimum , or as determined by CUP or MUP
Rear (2)	10 feet minimum , or as determined by CUP or MUP
Site coverage (3)	50 percent minimum , or as determined by CUP or MUP
Height limit (4)	50 feet minimum (4) , or as determined by CUP or MUP

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, ~~street-side~~, side and rear setbacks) and by Article 17.56 for certain specific land uses.

The design review process (see Sections 17.52.070 and 17.58.110) could result in landscaping requirements which may impose minimum setback distances between property lines and buildings in order to accommodate the plants.

- ~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

- ~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~

- ~~(3) (2) Where the street frontage in the block is partially within a residential zone district, the front setback shall conform to the existing residential setback requirements, and the side and rear setbacks shall be five feet. A five (5) feet side setback and ten (10) feet street-side and five (5) feet rear setbacks are required for all legal residential uses in a commercial zone district and for all commercial uses abutting a residential zone.~~

- ~~(4) (3) The percentage of total site area that may be covered by buildings or structures. (Ord. 5375-B) (Kitty's update in blue - not part of ZTA-Setbacks)~~

- ~~(5) (4)~~ Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(4) (Administrative Approvals-Relief ~~to~~ from Standards). ZO § 5.120

2. **Screening Required.** Any outdoor storage, sales or parking areas shall be screened from the view of public roads and adjoining properties by a solid wall or fence pursuant to Section 17.54.030 (Landscaping and fencing). (ZO § 5.340)

CHAPTER 17: PLANNING AND ZONING

Residential Agricultural (RA)

17.44.010

Zoning clearance required (17.06.050)	C
Minor use permit required (17.06.050)	MUP
Conditional use permit required (17.06.050)	CUP
Administrative review permit (17.06.050)	ARP

- C. **Minimum Parcel Size.** Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).
1. **Minimum Lot Area.** As shown in subsection B of this section.
 2. **Minimum Lot Width.** One hundred thirty-five (135) feet. Other minimum lot widths may be required by a -B combining district (Section 17.52.040) applicable to the site.
- D. **Residential Density.** The maximum density for single-family dwellings in the RA zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum parcel size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings).
- E. **Site Development Standards.** The following requirements shall apply to all new development in the RA zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (4) (3)	35 percent maximum
Height limit (5)	36 feet maximum (5)

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~C. (2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). NOT IN COUNSEL VERSION~~

~~(3) (2)~~ As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.

~~(4) (3)~~ The percentage of total site area that may be covered by buildings or structures.

~~(5) (4)~~ Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(4) (Administrative Approval-Relief of from Standards). NOT IN COUNSEL VERSION
ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Residential Forest (RF)

17.46.010

- D. **Residential Density.** The maximum density for single-family dwellings in the RF zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum parcel size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings).
- E. **Site Development Standards.** The following requirements shall apply to all new development in the RF zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	50 feet minimum
Street-side (1)	30 feet minimum
Side (3) (2)	30 feet minimum
Rear (3) (2)	30 feet minimum
Site coverage (3)	10 percent maximum
Height limit (4)	36 feet maximum (5)

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~d. (2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty-five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). NOT IN COUNSEL VERSION~~

~~(3) (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.~~

~~(4) (3) The percentage of total site area that may be covered by buildings or structures.~~

~~(5) (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of from Standards). NOT IN COUNSEL VERSION~~ ZO § 5.120

(ZO §5.420)

CHAPTER 17: PLANNING AND ZONING

Residential Multi-Family (RM)

17.48.010

1. **Single-family Dwellings.** Density shall be as provided by the minimum lot area requirements of subsection (C)(1) of this section, or Section 17.52.060 (Density limitation).
2. **Multi-family Dwellings.** Allowed density shall be one unit for each two thousand (2,000) square feet of site area. The Placer County General Plan or an applicable Community Plan may limit the actual maximum density permitted to less than one unit per 2,000 square feet. (Ord. 5126-B)

E. **Site Development Standards.** The following requirements shall apply to all new development in the RM zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (2) (1)	20 feet minimum
Street-side (1)	10 feet minimum
Side (2)	15 feet total, 5 feet minimum one story; 7 1/2 feet minimum two or more stories
Rear (2)	10 feet minimum one story; 20 feet minimum two or more stories
Site coverage (3)	40 percent maximum - single story; 35 percent maximum - two stories or more
Height limit (4)	36 feet maximum (4)

(1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.

~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). NOT IN COUNSEL VERSION~~

(2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.

(3) The percentage of total site area that may be covered by buildings or structures.

(4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of from Standards). NOT IN COUNSEL VERSION ZO § 5.120

CHAPTER 17: PLANNING AND ZONING

Residential Single-Family (RS)

17.50.010

- E. **Site Development Standards.** ~~The following minimum standards shall apply to all new development in the RS zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.~~ The following requirements shall apply to all new development in the RS zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

1. ~~**Setbacks, Coverage.** Proposed buildings and structures shall be designed and constructed to satisfy the following setback and site coverage requirements.~~

Development Feature	Requirement
Setbacks (1) (3)	
Front (2) (3) (1)	20 feet minimum
Street-Side (1)	10 feet minimum
Side (2) (3) (5)	15 feet total, 5 feet minimum one story; 7 1/2 feet minimum two or more stories
Rear (3)	10 feet minimum one story; 20 feet minimum two or more stories
Site coverage (4)	40 percent maximum one story; 35 percent maximum two or more stories
Height limit (5) (6)	30 feet maximum

- (1) Additional requirements for setbacks from watercourses and ~~certain roads~~ all roads identified in the SCR 93 Highway Deficiency Report & Countywide Capital Improvement Program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses. **NOTE:** Different setbacks may apply if the RS zone district is combined with other zone districts in this chapter (i.e., B, -DL, -DR, -PD, etc.)

- ~~(2) Where any abutting road right-of-way is less than fifty (50) feet wide, add twenty five (25) feet to the front setback, measured from the center of the traveled way. However, the distance from a structure to the edge of the road right-of-way shall not be less than the front setback required in the zone district.~~

~~(a) Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals/Relief from Standards). NOT IN COUNSEL VERSION~~

- ~~(5) (2)~~ **TAHOE ONLY North Star, Martis Valley, Truckee River Corridor, Donner Lake, and Alpine Meadows**

Street-side setbacks apply in these areas. Side setback requirements for new residential structures (or additions to existing structures) in these areas ~~in the Lake Tahoe basin, the Martis Valley area, the Truckee River corridor and in the vicinity of Serene Lakes~~ (Zoning Maps 22A, 22B, 23A, 23B, 24, 25, 26A, 26B, 26C, 26D, 27, 28, 29, 30, 31A, 31B, 32, 33, & 34 Q-11, R-8, R-9, R-10, R-11, S-7, S-8, S-9, S-10, S-11, T-11, U-11) are seven and one-half (7 1/2) feet on each side for single-story structures, ten (10) feet on each side for two-story structures and fifteen (15) feet on each side for structures with three or more stories, due to special problems created by snow accumulations in those areas.

NOTE: These setbacks are not applicable to the Lake Tahoe Basin area (North Tahoe, West Shore and Tahoe City), Squaw Valley General Plan area, and the Serene Lakes/Ice Lakes area, which have their own Land Use Ordinance and Plan Area Statements. Refer to those documents for setback information). (Zoning Maps S-7, S-8, S-9, T-9, T-10, U-10).

- (3) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures.
NOTE: Lake Tahoe Basin – Maximum coverage is regulated by the Tahoe Regional Planning Agency (TRPA).

CHAPTER 17: PLANNING AND ZONING

Residential Single-Family (RS)

17.50.010

- ~~2.~~ (5) **Height Limit:** in the Lake Tahoe Basin. ~~Thirty (30) feet, except:~~ Refer to Section 17.04.030, Definition of Building Height (Table with Maximum Heights for Buildings – Tahoe) or Conditions of Approval for a Subdivision.

~~0. Portions of buildings and structures within ten (10) feet of a rear property line shall not exceed a height of fifteen (15) feet; and~~

- ~~(6)~~ (6) ~~b.~~ Except as otherwise provided by Section 17.54.020 (Height limits and exceptions). Up to 50% reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards). **NOT IN COUNSEL VERSION**

CHAPTER 17: PLANNING AND ZONING

Building Site (-B)

17.52.040

- B. **Applicability.** The -B combining district shall be designated on the County zoning maps by the letter “-B” followed by a number, where the number refers to the minimum building site established by subsection (C)(1) of this section for the area to which the combining district is applied.
- C. **Combining District Requirements.** The requirements and standards that apply to land uses within the -B combining district shall be the same as otherwise required by Sections 17.06.060 et seq., for the applicable zone with which the -B district is combined, except as follows:
1. **Minimum Lot Area, Setbacks, and Lot Width.** Within the building site combining district, minimum lot area, minimum setbacks, and minimum lot width shall be as follows:

District	Minimum Lot Area (sq. ft.)	Minimum Setback (feet) (5) (1)				Minimum Lot Width (feet)	
		Front (4)	Street-side	Side (1)	Rear (1)	Corner Lot	Interior Lot
B-3	3,000	(3) 12	10	(4) 5	(2) 10	40	35
B-4	4,000	(3) 12	10	(4) 5	(2) 10	40	45
B-6	6,000	(3) 12	10	(4) 5	(2) 10	55 (Ord. 5126-B)	50 (Ord. 5126-B)
B-8	8,000	(3) 12	10	(4) 5	(2) 10	60 (Ord. 5126-B)	55 (Ord. 5126-B)
B-10	10,000	25 20	10	10 15/5	(2) 10	65 (Ord. 5126-B)	55 (Ord. 5126-B)
B-20	20,000	35 35	15	15	(2) 15	100	100
B-40	40,000	50	20	20	(2) 20	135	135
B-43	43,560	50	30	30	30	135	135
B-100	100,000	50	30	30	30	160	160
B-X	As shown on Zoning Map (Minimum Parcel Size)						

~~(1) — Where any road has a right-of-way less than fifty (50) feet in width, add twenty-five (25) feet to the front setback requirement, measured from the center of the traveled way.~~

~~NOTE: Up to a 50% reduction in the required setback may be granted subject to Section 7.60.105(A)(1) (Administrative Approvals-Relief from Standards).~~ **NOT IN COUNSEL VERSION**

~~(2) — Rear setbacks are as specified by the base zone district.~~

~~(3) — Front setbacks shall be twelve and one-half (12½) feet for any portion of a structure; however, no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport.~~

~~(4) — Side setbacks shall be minimum five feet — one story; minimum seven and one-half feet — two or more stories.~~

~~(5) (1) If the parcel is one acre or greater in gross area, the setbacks shall be a~~ As required by the California Board of Forestry Fire Safe Regulations (§1276.01, Title 14, California Code of Regulations), ~~if lot is one acre or larger in size.~~

2. **Maximum Building Height.** Thirty (30) feet on lots of less than twenty thousand (20,000) square feet; thirty-six (36) feet on lots that are twenty thousand (20,000) square feet or larger. **NOTE: An increase in height of not more than 5 feet, or 10% may be granted per Section 17.60.105(A)(3).** **NOT IN COUNSEL VERSION**
(Exception: This does not apply to the Tahoe Basin – Use Figure 17.04.030-2B and Table 40-1 found in the Definition of “Building Height” and Tahoe Regional Planning Agency (TRPA) Codes).

CHAPTER 17: PLANNING AND ZONING

Building Site (-B)

17.52.040

3. **Maximum Lot Coverage.** The maximum lot coverage permitted on any lot designated with a -B combining district shall be as specified by the base zone district, except that wherever a -B combining district is applied providing for lots of eight thousand (8,000) square feet minimum or less, the maximum lot coverage shall be forty (40) percent. (ZO § 5.5201)
(Exception: Coverage in the Tahoe Basin is regulated by Tahoe Regional Planning Agency (TRPA) Ordinances).

CHAPTER 17: PLANNING AND ZONING

Density Limitation (-DL)

17.52.060

- A. **Purpose and Intent.** The Density Limitation (-DL) combining district provides special minimum lot size and density standards for certain areas where residential development may occur, where sensitive site characteristics or other special circumstances exist.
- B. **Applicability.** The Density Limitation combining district shall be designated on the Placer County zoning maps by the letters "DL" followed by a number. The number shall mean the maximum number of dwelling units per acre allowed in the designated area. For the purposes of calculating the maximum number of permitted units, the DL factor shall be multiplied by the gross area of the site less all existing road easements.
- C. **Combining District Requirements.** The requirements and standards that apply to land uses within the -DL combining district shall be the same as otherwise required by Sections 17.06.060 et seq., for the applicable zone with which the -DL district is combined, except as follows:
1. **General Plan Consistency.** Under no circumstances shall the number of dwellings proposed within a density limitation combining district exceed the maximum number of dwelling units permitted by the general/community plan designation applicable to the parcel, except as otherwise permitted by Section 17.54.120 (Residential density bonuses and incentives).
 2. **Residential Use Prohibition.** A designation of -DL 0 prohibits residential uses in zoning districts that would otherwise allow such uses.
 3. **Minimum Lot Area.** The minimum area for proposed parcels and the development of existing sites within the -DL combining district shall be as established by the following table for the -DL factors (numbers of dwelling units per acre) listed. In cases where the zoning maps show a different number of units per acre than is shown below, interpolation is permitted (up to eight du/ac. for single-family dwellings and in all instances for multifamily dwellings). In such cases, the minimum building site area shall be calculated as follows: One acre (forty-three thousand five hundred sixty (43,560) square feet) divided by the -DL factor shown on the zoning map, corrected to remove the average percentage of a parcel taken up by road rights-of-way (twenty (20) percent) equals the net minimum building site area required per unit. (Example: $43,560 \text{ sq. ft.} \div \text{-DL } 5.5 = 7,920 \text{ sq. ft.} \times .8 = 6,336 \text{ sq. ft.}$ net minimum building site area per unit.)

Net Minimum Lot Area Per Unit in -DL Combining District (Square Feet)					
Type of Development	-DL Factor (Dwelling Units Per Acre)				
	4	5	6	7	>8
Single-family dwelling (1)	8,712	6,970	5,808	4,979	4,356

Net Minimum Lot Area per Unit in -DL Combining District (Square Feet)									
Type of Development	-DL Factor (Dwelling Units Per Acre)								
	4	5	6	7	8	9	10	12	>14
Single-Family and Multifamily dwelling (2)	8,712	6,970	5,808	4,979	4,356	3,872	3,485	2,904	2,489

- (1) ~~Single-family~~ Each dwellings unit proposed in the DL-Combining zone district shall require the minimum lot sizes as specified above, or as specified in a combining -B district (Section 17.52.040), a combining -DR district (Section 17.52.080), or a combining -PD district (Section 17.52.120), as applicable.
- (2) Multifamily dwellings includes zero lot line developments.

CHAPTER 17: PLANNING AND ZONING

Density Limitation (-DL)

17.52.060

4. **Site Coverage, Setbacks and Lot Width Requirements.** The maximum site coverage (see Section 17.04.030 for definition) and the minimum setbacks and lot widths for parcels within a -DL combining district shall be as established by the following table for the -DL factors listed.

-DL Factor	Site Coverage (sq. ft.)	Setbacks (feet) (5)			Lot Width (feet)		
		Front	Street-Side	Side (3)	Rear	Corner F	Interior
4 (1)	50 %/40%-2)	(1) 20	10	(+) 15/5	(+)-10	70	65 55
5 (1)	50 %/40%(2)	(3) 12	10	15/5	(+)-10	60	55
6 (1)	50 %/40%-2)	(3) 12	10	15/5	(+) 10	60	55 50
7 (1)	50 %/40%(2)	(3) 12	10	15/5	(+) 10	60	55 50
8 (1)	50 %/40%-2)	(3) 12	10	15/5	(+) 10	50	45
9 (1)	70%	(4) 12	10	(4) 5/5	(4) 10	50	45 35
10 or greater (1)	70%	(4) 12	10	(4) 5/5	(4) 10	40	35

(1) — These standards are those specified in the base zone with which the -DL district is combined.

(2) — Fifty (50) percent maximum coverage for one-story structures; forty (40) percent maximum coverage for structures with two or more stories.

(3) The front setback shall be a minimum of twelve and one-half (12 ½) feet for any portion of a structure, but no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport. The side setbacks shall be a minimum of five feet to any single-story structure and a minimum of seven and one-half feet to any structure which is two stories or higher.

(4) (1) The front and side building setbacks shall be the same as those noted in footnote (3) above, except that if an alley exists to the side or rear of a parcel, the minimum setback shall be thirty (30) feet from the centerline of the alley. The rear setback shall be 10 feet. The side setbacks shall be a total of 15 feet, minimum five (5) feet to any structure for both sides. Where there is only one side (as on a corner lot), a five (5) feet minimum shall apply.

(5) (2) If the parcel is one acre or greater in gross area, the setbacks shall be as required by the California Board of Forestry Fire Safe Regulations (§1276.01, Title 14, California Code of Regulations), if lot is one acre or larger in size.

5. **Height Limit.** The height limit in the -DL combining district shall be the same as the base zone with which the -DL district is combined, except as otherwise provided by Section 17.54.020 (Height limits and exceptions).

(ZO 5.540)

CHAPTER 17: PLANNING AND ZONING

Height Limits and Exceptions

17.54.020

- A. **Applicability of Height Limits.** Height limits for buildings and structures are established by Articles 17.06 through 17.52 (Zone Districts and Allowable Land Uses), 17.56 (Specific Use Requirements) and this article (see Sections 17.54.030 for fence height limits, and 17.54.170 et seq., for sign height limits). No building or structure shall be constructed or altered to exceed the height limit established by this chapter, except as otherwise provided by this section. **NOTE: Relief from height limit standards may be granted through Administrative Approval per Section 17.60.105(A)(3). (Ord. 5375-B) NOT IN COUNSEL VERSION**
- B. **Measurement of Height.** The height limits for buildings and structures established by Articles 17.06 through 17.52 (Zone Districts and Allowable Uses of Land) and 17.56 (Specific Use Requirements) or other provisions of this code shall be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade, as shown in Figure 17.54-A.
(Height Limits in the Tahoe Basin are based on Figure 17.04.030-2B and Table 40-1 found in the Definition of "Building Height" and Tahoe Regional Planning Agency (TRPA) Codes).

~~Where building setbacks are tied to the height of a structure (e.g. 5' side setback for one-story buildings; 7 1/2' setback for two-story buildings), the structure may be built to the maximum height specified if the setback for that height is provided (this may result in a building that is two stories on one side [with a 7 1/2' side setback] and one story on the other side [with a 5' side setback]).~~

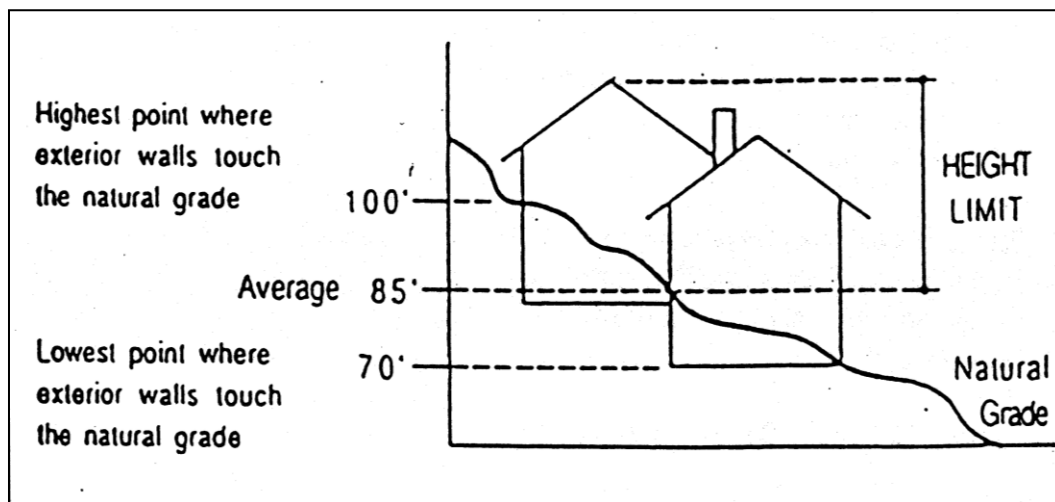


FIGURE 17.54-A
MEASUREMENT OF HEIGHT

- C. **Measurement of Fence Height.** In order for a fence's height to be considered separately from the combined height of a retaining wall and fence, the fence must be located a minimum distance from the retaining wall equal to one-half the combined retaining wall/fence height ($\frac{1}{2}(x+y)$). If the fence is constructed at a distance less than one-half the combined retaining wall/fence height, the fence's height is the distance from the lowest grade elevation at the base of the retaining wall to the highest point on the fence ($x+y$). (See Figure 17.54-A-1.)

CHAPTER 17: PLANNING AND ZONING

Landscaping and Fencing

17.54.030

A. **Purpose.** The purpose of fencing and landscaping standards are to provide privacy, security and the visual screening of unsightly areas or activities, reduce glare and noise, enhance the appearance of property, and for landscaping, provide areas on sites that can absorb rainfall to assist in reducing runoff and controlling erosion.

B. **Height Limits for Fencing and Landscaping.** The following height limits for fencing and landscaping apply to sites in the RA, RF, RM, RS, C1, HS, and INP districts. No fence, earth berm or hedge of any kind shall be constructed or grown to a height greater than the following, except where a greater height is required by state or federal law:

1. **Within the Front and Street-side Setback.** Three feet, except that open wire, chain link, wood rail, or other similar types of fencing (consisting of only such materials as do not conflict with vehicle sight distance, as determined by the Department of Public Works) may be constructed to a height of six feet in the Residential-Agricultural (RA) and Residential-Forest (RF) districts, and to a height of four feet in the Residential Single-Family (RS) and Residential-Mult-Family (RM) districts where the site and surrounding parcels are at least one acre in size.
2. **Within the Side or Rear Setback.** A maximum of six feet within a required side or rear setback.
3. **Along Freeway or Major Arterial.** Fences, walls, berms and/or other sound attenuation features that border freeways or major arterial streets/roads may be constructed to a height of six feet above natural grade or to such other height as is required, in the opinion of the Planning Director, to adequately mitigate the adverse effects of noise and/or for aesthetic reasons in the following instances:
 - a. Such a fence, wall, berm, etc. is discussed as a mitigation measure in an environmental document (e.g., EIR or negative declaration) certified or approved by Placer County; or
 - b. Such a fence, wall, berm, etc. is requested by a property owner (or owners) who has had a similar feature erected on the opposite side of a street/road which borders the owner's property and such a fence, wall, berm, etc. does not adversely affect drivers' sight distance on adjacent roadways.
4. **Along Other Roadways.** Fences, walls and/or landscaping required by the County as a condition of approval of any permit, entitlement, or other discretionary decision may be six feet high or at such other height as is required to mitigate the adverse effects of noise and/or for aesthetic reasons as discussed in an environmental document (e.g., an EIR or negative declaration) certified or approved by Placer County.

C. Landscaping

1. **When Required.** Landscaping shall generally be provided for all new development that is required by this chapter to obtain an administrative review permit, a design review approval, a minor use permit, a conditional use permit or any other discretionary approval, as set forth in the Placer County landscape design guidelines, and as may be required by any conditions of approval or other provisions of this chapter, unless such new developments are specifically exempted from the landscaping requirement by the hearing body with appropriate jurisdiction or by the Planning Director.

CHAPTER 17: PLANNING AND ZONING

Minimum Parcel Standards

17.54.040

17.54.040 Minimum Parcel Standards

Each existing parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the provisions of this section. New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).

- A. **Minimum Lot Area.** As determined by Sections 17.06.060 et seq., (Zone District Regulations) and 17.52.010 et seq., (Combining District Regulations). Lot area shall be defined as the gross area of the lot ~~excluding~~ including all road easements, ~~for lots less than five acres in area. Lot area for lots of five acres or more shall be the gross area.~~
- B. **Minimum Width.** The minimum width of a lot proposed for development, for a new land use, or for a new subdivision shall be as determined by Sections 17.06.060 et seq., (Zone District Regulations) and 17.52.010 et seq., (Combining District Regulations).
- C. **Parcel Frontage.** Each parcel shall have at least as much frontage on a road as will equal the minimum lot width required by the applicable zoning district (Sections 17.06.060 through 17.48.010), unless the parcel:
1. Is nonconforming as to its frontage but ~~was recorded before September 6, 1963 (the effective date of the first County Zoning Ordinance)~~ is considered to be a legal non-conforming lot; or
 2. Is a flag lot (see Figure ~~17.54-E~~ (Insert new #), Section 17.54.130(C) (Setbacks and Yards)) that satisfies the minimum width requirement where the access strip intersects the main body of the lot; or
 3. Is shown on a recorded subdivision map; or
 4. Is a lot located at the end of the cul-de-sac portion of a street (~~17.54-E~~ (Insert new #), Section 17.54.130(C) (Setbacks and Yards)) or is similarly irregular in shape, and has the required width at the minimum front setback line, and where such lot meets the minimum lot front width shall be the front setback line; or
 5. Is authorized for development by a variance being approved pursuant to Section 17.60.100.
- D. **Maximum Length.** The length of any parcel shall not exceed ~~four~~ five (5) times the width. (ZO § 10.040)

CHAPTER 17: PLANNING AND ZONING

Parking Standards

17.54.070

- g. **Trash Storage.** Trash storage within or adjacent to a parking lot shall be of solid masonry or wood construction and approved by the local sanitary district.
- h. **Fire Hydrants.** Fire hydrants shall be provided as required by the Placer County land development manual, the local fire district, and/or the California Department of Forestry and Fire Protection (CDF). The most stringent requirements shall apply.
- i. **Lighting.** Lighting shall be provided as required by project conditions of approval, or as deemed appropriate by the Development Review Committee (DRC), based upon the lighting standards contained within the Placer County design guidelines manual. The lighting patterns (i.e., the amount of light provided to the paved circulation areas) shall be coordinated with the design of the parking spaces and aisles so that maximum lighting benefit is derived from the placement of all approved light fixtures.
- j. **Street Access.** Driveway aprons providing access to a parking lot from a street shall be a minimum of twenty-five (25) feet wide and a maximum of thirty-five (35) feet wide to serve two-way traffic. Driveway aprons providing access to a parking lot from a street and serving one-way traffic only shall be a minimum of twelve (12) feet wide and a maximum of sixteen (16) feet wide.
- ~~k. **Required Setbacks.** The first parking space adjacent to a street shall be set back a minimum of forty (40) feet from the curb line of the street.~~
- ~~± k.~~ **Slope.** The maximum surface slope of parking spaces and aisles shall not exceed six percent in any direction.

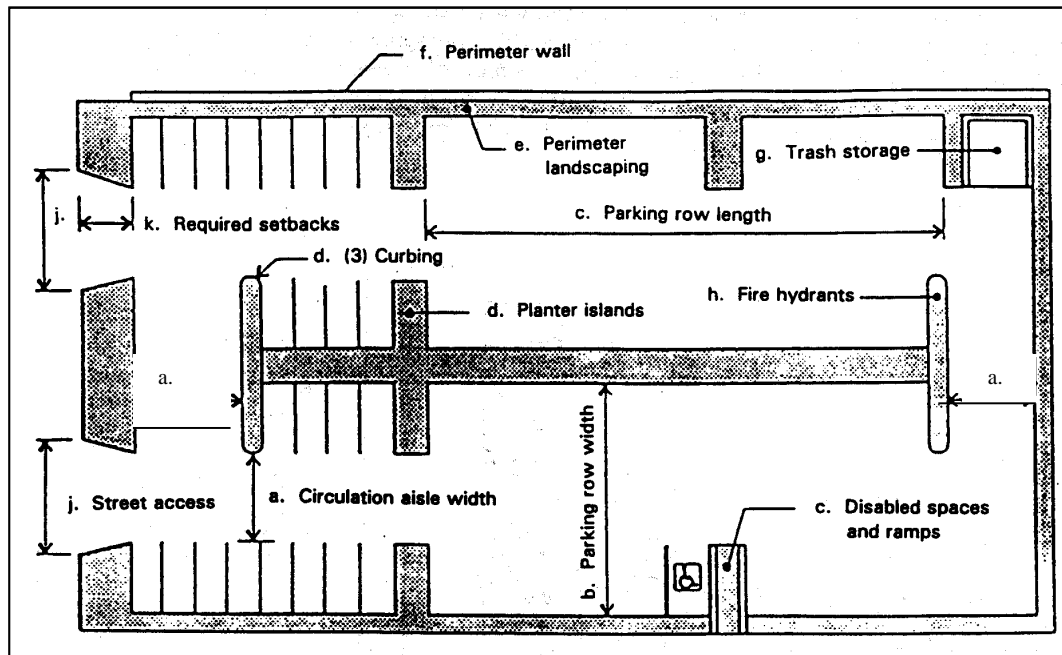


FIGURE 17.54-B - PARKING LOT DESIGN

[**Note:** The identification letters and titles in Figure 17.54-B (e.g., “d. Planter islands”), correspond to the same letters in Section 17.54.070(A)(2).]

CHAPTER 17: PLANNING AND ZONING

Planned Residential Developments (PDs)

17.54.100

The term “buildings” includes all land covered by residential buildings, garages and carports, covered decks, and other enclosed and covered areas, but not uncovered decks or paved areas such as walkways, driveways, patios, uncovered parking areas or roads. All areas of coverage are computed at ground level.

Lot Size	Maximum Coverage
>29,999 sq. ft.	20%
27,000 - 29,999 sq. ft.	21%
24,000 - 26,999 sq. ft.	22%
21,000 - 23,999 sq. ft.	23%
18,000 - 20,999 sq. ft.	24%
15,000 - 17,999 sq. ft.	25%
10,000 - 15,000 sq. ft.	30% (one story) 25% (two or more stories)
<10,000 sq. ft.	40% (one story) 35% (two or more stories)

3. **Other Residential Developments.** Planned residential developments proposing subdivision of air space or only the land under the footprint of each dwelling unit shall provide the minimum open space area and maximum area of building coverage shown on the following table, expressed as percentages of the total site area.

Dwelling Units Per Acre	Minimum Open Space Area (%)	Maximum Coverage (%)
0.1	90	2
0.2	90	2
0.5	85	4
1.0	80	8
2.0	75	12
3.0	70	16
4.0	65	18
5.0	60	20
6.0	55	22
7.0	45	24
8.0	45	26
9.0	40	28
10.0 and more	35	30

- B. **Setbacks.** Front, [street-side](#), side and rear setback requirements, and height requirements for structures shall be those of the district with which the planned residential development (-PD) designation is combined, unless different standards are specifically established by the project conditional use permit.

C. **Circulation and Parking.**

1. **Roads.** Street design shall satisfy the following criteria:
 - a. Dwelling areas shall only have limited access to major traffic arteries, but adjacent properties/ communities shall be linked by an interior street or streets without creating an unintended and convenient detour for through-traffic, whenever possible.

CHAPTER 17: PLANNING AND ZONING

Setbacks and Yards

17.54.130

17.54.130 Setbacks and Yards

Required setbacks describe areas on lots where no buildings, structures, or additions to them may be located, and which thereby become yard areas. Setbacks may be required between buildings, structures and property lines; between structures and road easements; between buildings and structures themselves; between buildings, structures and natural features such as watercourses; or between other features of site development. These regulations are not intended to allow the placement of any structure within a road or utility easement without explicit permission from the easement holder.

A. **Setbacks Established.** Required setbacks are established by:

1. Sections 17.06.060 et seq., of this chapter (Zone district regulations) for development within each zone district;
2. The -B combining district (Section 17.~~28.040~~ 52.040), the -DL combining district (Section 17.52.060), the -DR combining district (Section 17.52.080), and the -PD combining district (Section 17.52.120), for development within those combining districts;
3. Article 17.56 (Specific Use Requirements) for certain specific land uses;
4. Sections 17.54.140 et seq., for special circumstances, including exceptions;
5. ~~The Uniform Building Code as adopted in Chapter 15~~ The California Building Code and Chapter 15 as adopted in ~~of~~ the Placer County Code; and,
6. The Environmental Health Services Division of the Placer County Health and Human Services Department; and
7. Applicable laws of the State of California (e.g., the California Board of Forestry Fire Safe Regulations (Section 1276.01, California Code of Regulations)).

B. **Resolution of Conflicts.** In the event of any conflicts between the setback requirements within this chapter or any conflicts between this chapter and other laws, codes, ordinances, etc., the order of priority for applying the setback requirements shall be as follows:

1. Applicable laws of the State of California (only where such laws specify greater setbacks than any applicable section below);
2. **Placer County SCR 93 Highway Deficiency Report.**
- ~~2.3~~ Development Agreements approved and signed by the Board of Supervisors and recorded with the Placer County Clerk/Recorder;
- ~~3.4~~ Setbacks shown in subdivision conditions of approval or on final maps or parcel maps for subdivisions recorded in 1970 or thereafter;
- ~~4.5~~ The exceptions as provided in Sections 17.54.150;
- ~~5.6~~ Setbacks shown in subdivision conditions of approval or on final maps or parcel maps for subdivisions recorded prior to 1970;
- ~~6.7~~ General Plan and Community plan standards (see Section 17.02.050(D)(2));
- ~~7.8~~ The setback requirements of Article 17.56 (Specific Use Requirements);
- ~~8.9~~ The setbacks required by the building site (-B) combining district (Section 17.52.040);

CHAPTER 17: PLANNING AND ZONING

Setbacks and Yards

17.54.130

9. The setback exceptions provided in Section 17.54.140 (Exceptions to front, side and rear setbacks);
10. Conditions of land use permit approval;
11. The setbacks established for each zone by Sections 17.06.060 et seq. (*Ord. 5126-B*)

C. **Location and Measurement of Setbacks.** The setbacks required by this chapter shall be located on parcels as shown in Figure 17.54-E, and as follows, except where otherwise provided by Section 17.54.140 (Exceptions to front, side and rear setbacks).

1. **Front Setbacks.** ~~The "front setback" is an area formed by a line parallel to a front property line (a lot boundary that abuts any adjacent road or street), or a line parallel to any public or private road that may cross a single parcel as an interior road (See Figure 17.04.030-7) where the main access to the primary structure enters from a public road or private road. The front setback is measured at right angles to the front property line or edge of easement, whichever is greater. or interior road. Parcels shall have no more than one (1) front property line.~~
 2. **Street-side Setback** is an area formed by a line parallel to the side property line of a lot that abuts an adjacent public road or private road serving more than two parcels, and that extends between the front and rear setback areas. The street-side setback is measured at right angles to the property line or edge of easement, whichever is greater. (**NOTE:** The street-side setback shall apply the larger measurement when a street-side and side setback applies).
 - ~~2.~~ 3. **Rear Setbacks.** ~~"Rear setback" is an area formed by a line parallel to the rear property line. The rear property line is opposite the front property line of the parcel. In the case of a corner lot, there is no rear property line, only a front, and two a street-side, a side, and a rear property lines. (see Figure 17.04.030-6). Rear setbacks are measured at right angles to the rear property lines.~~
 - ~~3.~~ 4. **Side Setbacks.** ~~"Side setback" is an area formed by a line parallel to the side property lines of a lot (property lines that are neither front, street-side or rear property lines), that extends between front and rear setback areas (except on corner lots where a street-side setback applies). Side setbacks are measured at right angles to the side property lines. (NOTE: The side setback shall apply the lesser measurement when a street-side and side setback applies).~~
- ~~Where building setbacks are tied to the height of a structure (e.g. 5' side setback for one story buildings; 7 1/2' setback for two story buildings), the structure may be built to the maximum height specified if the setback for that height is provided (this may result in a building that is two stories on one side [with a 7 1/2' side setback] and one story on the other side [with a 5' side setback]. (Ord. 5126-B)~~
4. 5. **Interior Setbacks.** ~~"Interior setback" means~~ is an area of separation between two buildings or structures on a single parcel. Interior setbacks are established by Section 17.54.160.

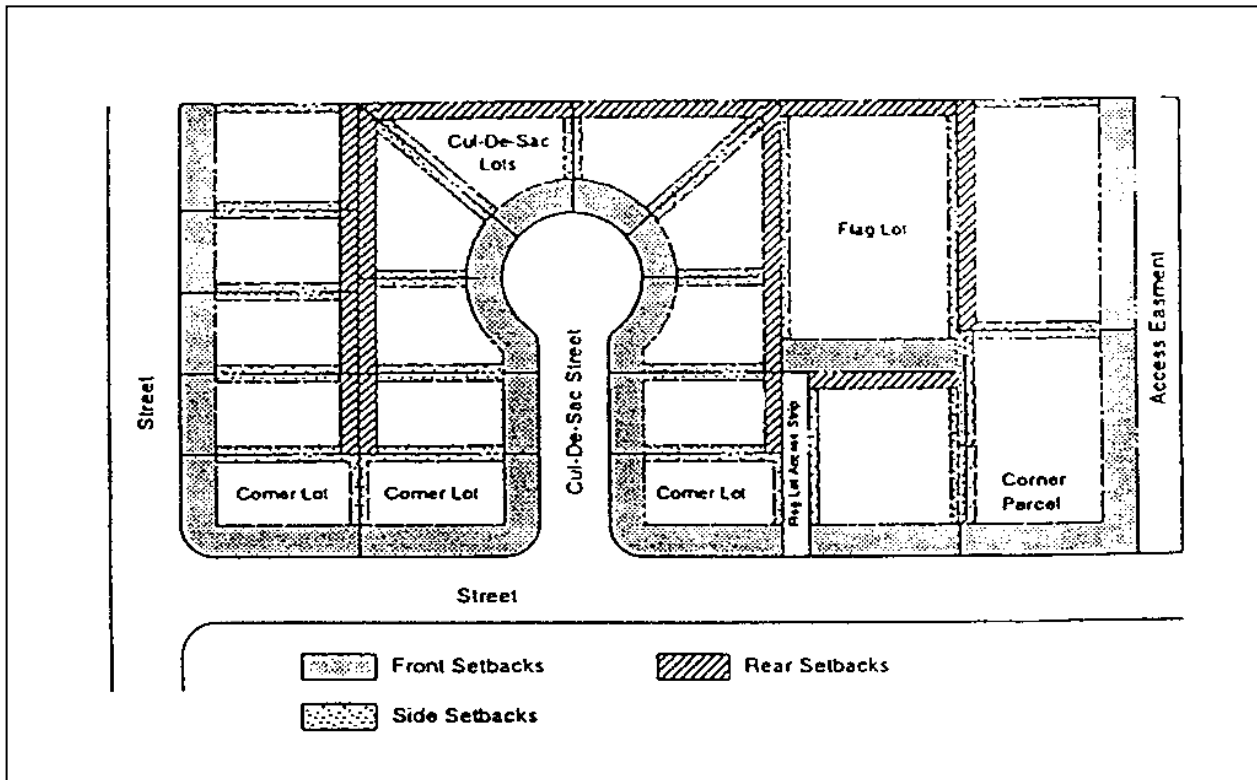


FIGURE 17.54-E (Insert new Figure)
LOCATION OF REQUIRED SETBACKS

- D. **Use of Setbacks.** No structure (including main or accessory buildings, building projections, enclosed or unenclosed decks, or any other structure) shall be permitted within any required setback area, except for:
1. Underground utilities and septic tanks;
 2. Fences pursuant to Section 17.54.030 (Fencing and Landscaping);
 3. Signs pursuant to Section 17.54.170 et seq. (Signs);
 4. Propane tanks as provided by the ~~Uniform Building Code~~ California Fire Code, and as subject to approval of the local Fire Districts, and Placer County Code, Chapter 15, and as otherwise provided by Sections 17.54.140 (Exceptions to front, ~~street-side~~, side and rear setbacks) and 17.54.150 (Projections into required setbacks). A setback provided around any building for the purpose of complying with provisions of this chapter shall not be considered as providing a yard or setback for any other building. (ZO § 10.080)

CHAPTER 17: PLANNING AND ZONING

Setbacks and Yards

17.54.140

17.54.140 Exceptions to Front, **Street-side**, Side and Rear Setbacks

The following setbacks shall apply instead of those required by Sections 17.06.060 et seq., (Zone district regulations), as determined by each of the following subsections: (Advisory Note: Placer County has adopted design guidelines which may apply to projects in Design Review districts (i.e., -Dc, -Dh, -Ds) (Section 17.52.070) or to discretionary permits which have specific conditions of approval that require review of the project's design features by the DRC)):

A. **Front and Street-side Setback Exceptions**

1. **Special building setbacks-SCR 92 93 Highway Deficiency Report.** Whenever the ultimate highway right-of-way for a particular segment of roadway is shown in the Placer County SCR 92 Highway Deficiency Report, the front **and street-side** setback for any parcel that has frontage on that segment of roadway shall be one-half (1/2) of the special ultimate right-of-way plus the normal front **and street-side** setback for the zone district within which the parcel is located, as measured from the physical centerline of the existing roadway (or the design centerline of the roadway if no physical road exists). (*Ord. 5126-B*)
2. **Sloping Lots of 40,000 Square Feet or Less.** Where an existing sloping lot contains forty thousand (40,000) square feet or less in net area and setback requirements are not specified on the recorded subdivision map, the required front **and street-side** setback may be determined as set forth in this subsection instead of as otherwise required by Sections 17.06.060 et seq., (Zone district regulations), or by the -B combining district (Section 17.52.040). This section is not intended to allow the placement of any structure within any easement without explicit permission from all parties to the easement. This section is not intended to allow the creation of new lots that do not satisfy all applicable standards of this Zoning Ordinance.
 - a. **Reduced Setback for Buildings.** Where the average difference in elevation in the first sixty (60) feet of the lot measured perpendicularly between the edge of the pavement or traveled way and the building is one vertical foot for every four horizontal feet (1:4) or more, the front **and street-side** setback may be reduced by no more than fifty (50) percent of that required for other lots in the same zone. Any structure placed at the reduced setback shall satisfy the requirements of subsection (A)(4) of this section.
 - b. **Reduced Setback for Parking.** Where the average slope between the edge of the pavement or traveled way and the front **and street-side** setback line prescribed for the zone district is more than twenty (20) percent, a private garage, carport, uncovered paved parking pad or deck with at least two parking spaces may be built to the property line at the street right-of-way; provided that it is located at least eight feet from the nearest **street-side or** side lot line of the front half of an adjacent lot, and also satisfies the requirements of subsection 17.54.140(A)(4) of this section. Such structures may contain storage and workshop areas so long as they are below the street grade, or, if above the street grade, these facilities are outside of the required front **and street-side** setback area.
3. **Reduced Setbacks on Zoning Map 22B- P-11 (Serene Lake & Ice Lakes).** For parcels which are forty thousand (40,000) square feet or less in net area and are located on zoning map No. **22B P-11**, garages or decks may be built to less than the building setbacks established by either the zone district or a recorded Final Map where the following criteria are met, as well as the requirements of subsection (A)(4) of this section, as applicable:

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- a. On a **front and street-side** (corner lot), the garage structure must be directly in line with the unit and have a minimum of a thirty (30) foot setback from the edge of the pavement on both sides facing the intersecting streets. On interior lots, both garages and decks may be constructed within the front setback but not closer than thirty (30) feet from the edge of the pavement.
 - b. For purposes of determining the setback from the edge of the pavement, the formula to be used is the entire width of the pavement or the traveled way divided by two, plus thirty (30) feet ($W / 2 + 30$ feet), as measured from the centerline of the existing pavement or the traveled way.
 - c. The only exception to this section is in cases where the grade of the land falls within current zoning codes for a lesser setback (see subsections (A)(2)(a) and (b) of this section).
 - d. All persons applying to build a garage or deck using the provisions of this section shall be required to sign an agreement holding Placer County harmless for any structural damage or glass breakage resulting from Placer County snow removal operations.
 - e. The garage must be of sufficient size to accommodate two parking spaces of eight by twenty (20) feet each. (*Ord. 5126-B*)
4. **Restrictions on Structures at Reduced Setbacks.** Any building or structure approved for construction at the reduced front **and street-side** setbacks provided by this section shall satisfy the following:
 - a. Any proposed construction requiring a building permit shall first have been **a** approved by the Public Works Department.
 - b. No structure or improvement shall be allowed within any County road right-of-way without first obtaining an encroachment permit from the Public Works Department. No structure shall encroach into an established easement unless the easement has first been abandoned.
 - c. No living area shall be permitted above, below or within any garage or other parking structure located within the front **and/or street-side** setback area ~~under the provisions of~~ **pursuant to** Section 17.54.140(A)(2)(b), unless specifically approved by the Zoning Administrator or the Planning Commission in response to a formal variance application and at a legally noticed public hearing. Living area is permitted within any structure(s) located within the front setback area pursuant to the provisions of Section 17.54.140(A)(2)(a).
 - d. Any portion of a garage or other parking structure lying within the normal front **and/or street-side** setback area specified in the zone district within which the structure is located shall be no more than one story in height above the elevation of the street(s) upon which it fronts, unless specifically approved by the Zoning Administrator or the Planning Commission in response to a formal variance application and at a legally noticed public hearing.
 - e. Any parking structure permitted by this section at a reduced front **and/or street-side** setback shall still provide at least twenty (20) feet of parking area between the edge of the roadway and the structure.

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B. **Street-side, Side and Rear Setback Exceptions.**

1. **Common Wall Development.** Any two dwelling units and/or their accessory garages, may be constructed on adjoining lots without setbacks between them (see Figure 17.54-F) provided that:
 - a. Waiver of the **street-side** and side setback requirement has been authorized through subdivision map, conditional use permit, or variance approval; and
 - b. A common wall or party wall agreement, deed restriction or other enforceable restriction has been recorded; and
 - c. The **street-side** or side setbacks opposite the common wall property line are not less than two times the minimum width required by this chapter;
 - d. Common wall construction is in compliance with the **Uniform Building Code California Building Code and Chapter 15 as adopted in the Placer County Code.**
2. **Dwellings in Commercial or Industrial.** A dwelling proposed in any commercial or industrial district shall provide **front, street-side**, side and rear setbacks as required in the residential multifamily (RM) district, except when the dwelling is located within a commercial or industrial building.
- ~~3. **Multifamily Projects.** Where a or side yard provides access to individual dwellings arranged in a row parallel to the side lot line, the required the side setback shall be twelve (12) feet. (See Figure 17.54(G).)~~
- ~~4.~~ 3. **Narrow Lots.** Where a lot is less than sixty (60) feet wide, required side setbacks shall be equal to ten (10) percent of the lot width, but no less than three (3) feet, unless the lot is designated with a -B combining zone (Section 17.52.040), a -DL combining zone (Section 17.52.060), a -DR combining zone (Section 17.52.080) or a -PD combining zone (Section 17.52.120), in which case the standards of the combining districts are required. **NOTE: Street-side setback shall use the front setback measurement in the applicable zone district.**
- ~~5.~~ 4. **Fire Safe Setbacks.** On parcels which are one acre or larger in size and which are otherwise subject to the provisions of the California Board of Forestry Fire Safe Regulations (Section 1276.01, Title 14, California Code of Regulations), and if previous approval has been obtained from the California Department of Forestry and Fire Protection (CDF) and/or the serving local fire protection agency, as appropriate, the Planning Director is authorized to approve a reduction of the side and/or rear setback requirement from thirty (30) feet to the standard setback that would be applicable in the zone district, or a setback depicted in the subdivision approval, upon the submittal of a building permit application by an applicant. Such an approval may take the form of a zoning clearance (see Section 17.06.040 of this chapter); no public hearing is required.

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~~6-~~ 5. **Ground-Mounted Residential Solar Electric Generating Systems.** On all residentially zoned parcels in Placer County including the Agricultural Exclusive and Farm zone districts, ground-mounted solar electric generating systems shall be allowed to be placed at a reduced side or rear setback, provided that the proposed system meets all of the following criteria:

- a) The system is installed for the purpose of generating electricity to service structures or other legally established uses located on the same site as the solar electric generating system only, and is placed in compliance with Section 17.56.020.A.1 (Timing of Construction).
- b) The system is installed following approval of a Building Permit.
- c) The system is located outside of any easements or rights-of-way and maintains minimum required setbacks to all water wells, septic tanks, and sewage disposal areas as required by the Department of Environmental Health Services.
- d) The system maintains all required watercourse setbacks as specified in Section 17.54.140.D (Watercourse Setbacks).
- e) The system is located outside of any required Emergency Vehicle Access (EVA) or fire lane, and all defensible space fuel modifications are made around the system in compliance with Section 1276.02 of the California Board of Forestry Fire Safe Regulations.
- f) The ground area occupied by the solar electric generating system shall not be counted towards the permissible site coverage for any parcel, except for parcels located within the Lake Tahoe Basin where the Tahoe Regional Planning Agency may enforce maximum site coverage requirements applicable to solar electric generating systems.
- g) Where a solar electric generating system would be placed on top of any other structure, as defined by the Placer County Zoning Ordinance, and the structure is required to meet a greater setback than as specified herein, the more restrictive shall apply.

All solar electric generating systems shall meet the following setback requirements, as determined by the overall height of the tallest part of the system as measured from average natural grade, including the highest point to which the system may extend or move if placed on motorized tracks or any other system allowing for its routine adjustment, or as allowed by the base zone district or a combining zone district if such zone district allows for a lesser structural setback than the following:

- a) Systems which are 6 feet tall or less: Seven and one-half feet except that no part of a system that is installed with motors to enable any photovoltaic panel(s) or other parts of the system to move horizontally or vertically shall result in encroachment into this setback nor exceed a maximum overall height above six feet from average natural grade in any position.
- b) Systems which are 8 feet tall or less: Ten feet except that no part of a system that is installed with motors to enable any photovoltaic panel(s) or other parts of the system to move horizontally or vertically shall result in encroachment into this setback nor exceed a maximum overall height above eight feet from average natural grade in any position.
- c) Systems which are 10 feet tall or less: 15 feet except that no part of a system that is installed with motors to enable any photovoltaic panel(s) or other parts of the system to move horizontally or vertically shall result in encroachment into this setback nor exceed a maximum overall height above ten feet from average natural grade in any position.

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- d) Systems which are more than 10 feet tall and less than 15 feet tall: 15 feet except that no part of a system that is installed with motors to enable any photovoltaic panel(s) or other parts of the system to move horizontally or vertically to track the path of the sun shall result in encroachment into this setback nor exceed a maximum overall height above 15 feet from average natural grade in any position unless the system otherwise meets all setbacks required by the base zone district and any combining zone district and is not taller than the maximum overall height restriction for the zone district or actual parcel size, whichever is more restrictive.

Note: Site specific conditions such as topography, solar aspect, solar access, vegetation, trees and other tall objects, and proximity to buildings or building envelopes whether on-site or on an adjacent site require careful consideration when determining where and how to place a residential solar electric generating system. The above setback standards are intended to provide greater flexibility in the availability of potential system locations. However, Placer County makes no specific recommendation that any system be placed at the setbacks detailed above. Placer County recommends that any determination of the most appropriate site location for any residential solar electric generating system be determined by a licensed solar contractor following consideration of all site specific considerations that may affect system operation, efficiency, and safety.

6. **Swimming Pools.** Swimming pools^{*}, including “Doughboy”-type pools, hot tubs, spas, and related equipment^{**}, are subject to the following setback requirements^{***}, (except where otherwise provided by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks), and except for any fencing requirements of ~~Chapter 15 of this code~~ the California Building Code and Chapter 15 as adopted in the Placer County Code (Construction Requirements)).

Required Setbacks for Swimming Pools and Pool Equipment				
Setback Location	Where Parcel is Less than 2.3 Acres in Area		Where Parcel is 2.3 Acres or More in Area	
	Pool	Equipment	Pool	Equipment
Front	25 feet	25 feet	50 feet	50 feet
<u>Street-side</u>	<u>10 feet</u>	<u>5 feet</u>	<u>25feet</u>	<u>25feet</u>
Side	3 feet	5 feet	25 feet	25 feet
Rear	5 feet	5 feet	25 feet	25 feet

- ^{*} a. ~~Also included are~~ Includes “Doughboy”-type pools, ~~if with any associated deck structures requiring a building permit are associated with them.~~ “Doughboy”-type pools with no associated deck structures are **not** subject to any setback requirements if they are located on parcels of one acre or larger unless required by the California Building Code and Chapter 15 as adopted in the Placer County Code ; ~~if such pools are located on parcels which are less than one acre in area, they are subject to the setback requirements listed in the chart below which apply to parcels that are less than 2.3 acres minimum lot area.~~

- ^{**} b. “Related equipment” may include, but is not limited to, filters, pumps, solar heating panels, heaters, imitation waterfalls, etc., and other equipment less than 6’ in height. (Ord. 5126-B)

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~~***c.~~ Setbacks as required by this subsection (17.54.140(B)(~~6~~ 5) are measured from the waterline of the pool, hot tub or spa to the nearest property line. For all other items governed by this subsection, setbacks shall be measured from the nearest property line to the closest point on the equipment/enclosure

d. ~~[Note:~~ Gazebos, storage/tool sheds, cabanas, pool houses, etc. are subject to the setbacks for a main building in the same zone district, ~~except where otherwise provided by Sections 17.54.140(C) and 17.54.140(E) .]~~

~~7. Tahoe, Martis Valley, Truckee River Corridor and Serene Lakes. Side setback requirements for new residential structures (or additions to existing structures) in the Lake Tahoe basin, the Martis Valley area, the Truckee River corridor and in the vicinity of Serene Lake (zoning maps 11, P-11, Q-9, Q-11, R-8, R-9, R-10, R-11, S-7, S-8, S-9, S-10, S-11, T-9, T-10, T-11, U-10, U-11) COUNSEL VERSION SHOWS: 22A/B, 23A/B, 24, 25, 26A/B/C/D, 27, 28, 29, 30, 31A/B, 32, 33, 34) are as follows, due to special problems created by heavy snow accumulations in those areas:~~

~~a. Seven and one-half feet on each side for single-story structures;~~

~~b. Ten (10) feet on each side for two-story structures;~~

~~c. Fifteen (15) feet on each side for structures with three or more stories.~~

7. **North Star, Martis Valley, Truckee River Corridor, Donner Lake, and Alpine Meadows**
Street-side setbacks apply in these areas. Side setback requirements for new residential structures (or additions to existing structures) in these areas (Zoning Maps Q-11, R-8, R-9, R-10, R-11, S-7, S-8, S-9, S-10, S-11, T-11, U-11) are seven and one-half (7 1/2) feet on each side for single-story structures, ten (10) feet on each side for two-story structures and fifteen (15) feet on each side for structures with three or more stories, due to special problems created by snow accumulations in those areas.

NOTE: These setbacks are not applicable to the Lake Tahoe Basin area (North Tahoe, West Shore and Tahoe City), Squaw Valley General Plan area, and the Serene Lakes/Ice Lakes area, which have their own Land Use Ordinance and Plan Area Statements. Refer to those documents for setback information). (Zoning Maps S-7, S-8, S-9, T-9, T-10, U-10).

8. **Zero Lot Line Development.** A group of dwellings on adjoining lots may be designed and constructed so that they all abut one side lot line (see Figure 17.54-~~H~~ #), provided that:

~~a. The or side setback requirement has been modified for the entire block through subdivision map or conditional use permit approval; and~~

~~b. a.~~ The modified setback requirements for the block are recorded as part of a subdivision map, deed restriction, or other enforceable restriction; and

~~(c.) b.~~ The required front, **street-side, side and rear** setback is not eliminated or reduced ~~on the street side of a corner lot;~~ and have zero (0) side setbacks provided it is approved through a Subdivision Map and/or Use permit and/or Variance.

~~d. Side setbacks opposite the zero setback property line are not less than twice the minimum otherwise required by this chapter..~~

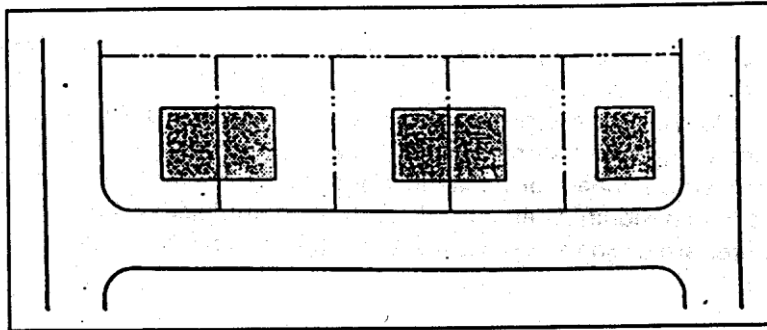


FIGURE 17.54-F – **ZERO LOT LINE/COMMON WALL DEVELOPMENT**
(Section 17.54.140(B)(1)) (Insert New Figure – New #)

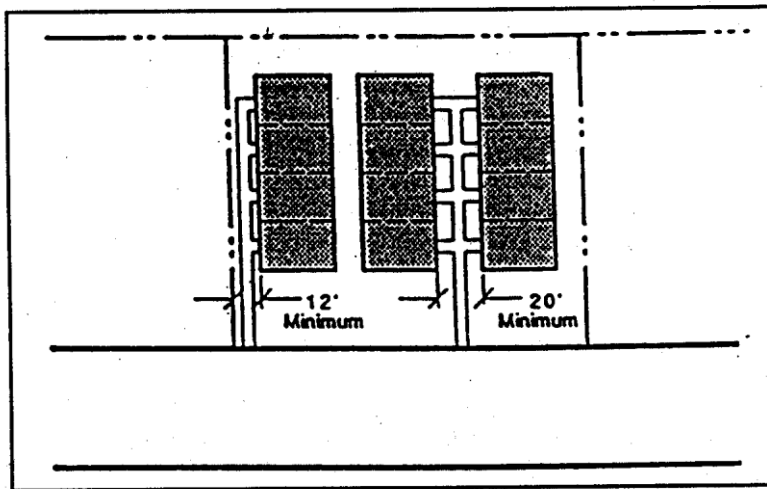


FIGURE 17.54-G – MULTIFAMILY DWELLING SETBACKS
(Sections 17.54.140(B)(3) and 17.54.160) (Remove Figure)

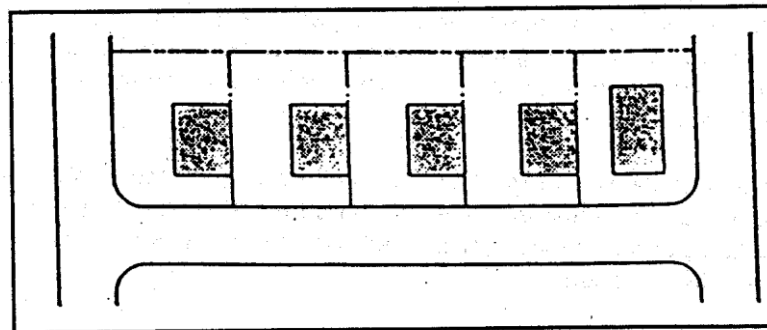


FIGURE 17.54-H - ZERO LOT LINE DEVELOPMENT
(Section 17.54.140(B)(6)) (Remove Figure)

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C. **Temporary Structures.** Structures that are temporary or can easily and readily be removed, have no more than one hundred twenty (120) square feet of floor area (See Section ~~406.2~~ 105.2, [Administration Chapter 4, Uniform California Building Code – 2007](#)), (~~1996~~), and are not permanently attached to the ground (including but not limited to surface utilities and storage bins), may be allowed within the setbacks required by this chapter if the site is zoned for a minimum lot area of one acre or more (the site is **at least** one acre), and snow tunnels may be allowed within required setbacks if located within Placer County zoning map No. ~~22B~~ P-11, in the Serene Lakes area. Snow tunnels are also subject to the requirements of Section 15.7 ~~56.240~~ (Snow Tunnels). See also Section 17.56.180(C) (~~42~~ 8). (Ord. 5126-B)

~~[Note: A “structure” is defined in Article 17.04 of this chapter as: any artifact constructed or erected, the use of which requires attachment to the ground, or over one hundred twenty (120) square feet in area, or over six feet in height, or any structure that requires a building permit, including any building, but not including fences or walls six feet or less in height, or concrete flatwork such as patios or planters less than twelve (12) inches in height]~~

D. **Watercourse Setbacks.** All proposed structures shall be set back from any stream, creek, canal, pond, lake, or river, as follows. The watercourse setbacks required by this subsection shall be measured from the centerline of the stream. These setbacks may be modified by a finding of good cause (including verified map errors, etc.) by the appropriate hearing body. (Ord. 5126-B)

1. **Permanent streams and man-made canals.** The required setback from the centerline of a permanent stream shown on a United States Geological Survey (USGS) topographic map, or man-made canal shall be one hundred (100) feet.

NOTE: Up to a 50% reduction of the minimum setback from any man-made canal may be granted through an Administrative Approval. Section 17.60.105(A)(2) **NOT IN COUNSEL VERSION**

2. **Intermittent streams, ponds and lakes.** The required setback from the centerline of an intermittent stream shown on a USGS topographic map shall be fifty (50) feet. The required setback from any pond or lake whether man-made or natural shall be fifty (50) feet measured from the high water line. (Ord. 5126-B)
3. **Exceptions for Community Plan and Special Zoning Areas.** Within the areas covered by Community Plans (e.g., Dry Creek-West Placer, Granite Bay, Auburn/Bowman, [Tahoe Basin](#), and others adopted by the County) required watercourse setbacks shall be as specified in those community plans. Watercourse setbacks in areas of the County which have special watercourse setbacks identified on adopted zoning maps or shown on subdivision final maps recorded prior to the effective date of this chapter shall be considered exceptions to the requirements of this section.
4. **Discretionary Land Use Permit Projects.** Projects required by Sections 17.06.050 and 17.06.060 et seq. to have discretionary land use permit approval may be required by conditions of approval to provide greater or lesser setbacks than those required by this section and/or be required to provide setbacks from watercourses that are not shown on the USGS maps.

~~E. **Pumphouses and Other Small Structures.** Pumphouses and other similar small utility structures which are permanent in nature and have no more than one hundred twenty (120) square feet of floor area and do not require a building permit may be constructed within otherwise prescribed setbacks, subject to the zoning clearance procedure. (ZO § 10.082)~~

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17.54.150 Projections into Required Setbacks - Building Features and Equipment

Certain building, roof and wall features and building equipment, including but not limited to chimneys (only those without foundations and which do not touch the ground (e.g., cantilevered chimney chases on the second story of a residence, etc.)), bay windows, cornices, eaves, canopies, landings, stairways, and similar architectural features (not including decks thirty (30) inches or more above natural grade, porches, or other indoor or outdoor living areas), and equipment such as solar collectors and air conditioning equipment may extend into required setbacks as follows, where consistent with the requirements of ~~Section 504 and Section 1711 of the Uniform Building Code~~: California Building Code and Chapter 15 as adopted in the Placer County Code:

- A. **Front, Street-side and Rear Setbacks.** Such features and equipment may extend into any required front or rear setback a maximum of five feet; provided, that any equipment (other than window-mounted air conditioners) shall be screened from the view of any public road.
- B. **Side Setbacks.** Such features and equipment may extend into any required side setback a maximum of two and one-half feet, provided that no such feature shall be permitted within two feet of any side lot line.
- C. **Enclosure of Equipment Required.** When located within a required setback as allowed by this subsection, and within ten (10) feet of indoor/outdoor living areas on adjoining property, mechanical equipment that generates noise (such as air conditioning equipment) shall be enclosed as necessary to reduce noise at the property line to a maximum of fifty (50) dBA at any time.

[Note: The provisions of this section apply to all building sites (including those created as a part of a Planned Residential Development) unless this section was specifically excluded by the hearing body within the conditions of approval of the project.] (ZO § 10.084)

17.54.160 Interior Setbacks

Setbacks between structures on the same site shall be as provided by this section.

- A. **Residential Projects.** ~~1. Separation Between Buildings.~~ The minimum separation between detached dwellings or buildings containing multiple dwellings on the same site shall be as required by the ~~Uniform Building Code~~ California Building Code and Chapter 15 as adopted in the Placer County Code or the conditions of approval of a discretionary permit (MUP or CUP) approved for the project.

~~2. Interior Courtyards. Two rows or groups of dwellings on the same site that are separated by an inner court that provides access to the dwellings shall be separated by a minimum of twenty (20) feet. (See Figure 17.54-G.)~~
- B. **Agricultural, Commercial or Industrial Projects.** As required by the ~~Uniform Building Code~~ California Building Code and Chapter 15 as adopted in the Placer County Code. (ZO § 10.086)

CHAPTER 17: PLANNING AND ZONING

Signs

17.54.180

17.54.180 On-Premises Signs

Signs located on the same site as the business, activity, product, service or persons they advertise shall be subject to the following requirements, except as otherwise provided by Article 17.56 for a specific land use. All signs are subject to the sign permit requirements and other applicable provisions of Section 17.54.170.

A. **Commercial and Industrial Districts.** The following signs are allowed in commercial and industrial districts:

1. **Freestanding Signs.** Monument signs and other signs that are not attached to any building are allowed as follows (see also subsection (A)(4) for the maximum area of signs allowed in the Tahoe-Sierra area):
 - a. **Number of Signs Allowed.** One per site for parcels with less than six hundred (600) linear feet of continuous street frontage; two per site for parcels with six hundred (600) linear feet or more of continuous street frontage and with at least two vehicle entrances to the site. **Street-side of a Corner lots** with less than two acres may have one freestanding sign per street frontage where the sign area of each sign is not more than one-half of the maximum allowed by subsection (A)(1)(b), of this section.
 - b. **Sign Area.** One square foot of sign area is allowed for every two feet of continuous linear street frontage (**including street-side frontage**) of the site, with a maximum of one hundred (100) square feet for each permitted freestanding sign.
 - c. **Sign Setbacks.** Freestanding signs shall be set back from all property lines a minimum of five feet, as required by Section 17.54.170(E), and shall also be set back from the intersection of any two lot lines at a street corner by a minimum of one hundred (100) feet, and from any other freestanding sign (including such a sign on an adjoining lot) by at least fifty (50) feet. (See Figure 17.54-J.)
 - d. **Height Limit.** Twenty-five (25) feet or the height of the tallest building on the site (thirty-five (35) foot maximum in Highway Services (HS) zone district), whichever is lower, except where this section sets a different height limit for a special-purpose sign, and except where the Placer County design guidelines manual or any applicable community plan establishes a reduced height limit.
 - f. **Shopping centers.** Freestanding signs for all projects defined as “shopping centers” and all uses in CPD zone districts shall advertise only the name of the shopping center as a whole. Individual business names are not permitted on freestanding signs in such instances. (*Ord. 5126-B*)

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Antennae, Communications Facilities

17.56.060

17.56.060 Antennae, Communications Facilities

- A. **Purpose.** This section establishes standards for the placement of antennae and towers in all zone districts. It is the intent of this section to minimize the adverse impacts of such equipment and structures on neighborhoods and surrounding developments by limiting the height, number, and location of such devices.
- B. **Permit Requirements.** Where allowed by Sections 17.060.050 et seq., antennae and communications towers are subject to the following land use permit requirements:

Type of Antenna	Required Land Use Permit
Cellular telephone, paging, etc.	MUP⁽¹⁾ MUP or AA
Commercial and public radio and television broadcast	MUP
Commercial earth stations	MUP
Community receiving antennae	MUP
Ham radio	None
Individual radio and TV receiving antennae	None
Microwave communications	MUP
Satellite dish receiving antennae (for private residential use only)	None

(1) See Section 17.56.060(E) for "Microcell cellular facilities requirements, and 17.56.060(F) for Antennae which are not visually obtrusive.

(2) Cellular facilities located in the Tahoe Basin fall under land use requirements in Community Plan in Which it is located.

- C. **General Standards.** The following requirements apply to antennae in all zone districts, except where a more restrictive standard is required by Subsections D et seq., for a particular type of antenna:
- Minimum Lot Area.** No minimum lot area is required for cellular antennae. For all other antennae, the minimum lot area shall be as required by the zoning district in which the parcel is located.
 - Setbacks.** All antennae shall meet the minimum setbacks for the zone district applied to the site, except that: ~~No setback is required for a cellular telephone antenna except where required as a land use permit condition of approval.~~
 - ~~No antenna shall be located between a dwelling and an adjacent street, even if the required front setback is satisfied.~~
 - ~~No setback is required for a cellular telephone antenna except where required as a land use permit condition of approval.~~
 - ~~See Subsection (D)(2)(f) for exceptions to such placement in commercial districts where design review is required. The required setback shall be measured with a moveable or adjustable antenna at its widest potential position (i.e., with the face plane of a satellite dish antenna perpendicular to the support post).~~

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Antennae, Communications Facilities

17.56.060

3. **Height Measurement.** The height of any antenna, except for satellite dish antennae, shall be the distance from natural ~~or pad~~ grade at its base (or to the base of any other structure to which the antenna is attached) to its highest point. The height of a satellite dish antenna with a moveable or adjustable component shall be measured at its highest potential position from natural grade (i.e., with the face plane of a satellite dish antenna parallel to the support post). (See also Section 17.54.020(D)(3))
 - ~~a. The height of a satellite dish antenna with a moveable or adjustable component shall be measured at its highest potential position from natural grade (i.e., with the face plane of a satellite dish antenna parallel to the support post).~~
 - ~~b. Digital satellite system (DSS) antennae less than eighteen (18) inches in diameter are subject to the same height restrictions as other satellite dish antennae if ground mounted; if a DSS antenna less than eighteen (18) inches in diameter is mounted on another structure or building, its height shall not exceed the maximum height limit for the zone district in which it is located.~~
 4. **Construction Code Applicability.** The installation of any antenna shall comply with all applicable building and electrical codes.
 5. **Advertising on Antennae.** No advertising or display is permitted on any antenna.
 6. **Location Near Septic Systems.** The placement of any antenna shall not be placed within the boundaries of any on-site sewage disposal system or its repair area without written approval from the Division of Environmental Health.
 - ~~7. Deed Restrictions. The installation of an antenna shall not violate any valid existing deed restrictions.~~
- D. **Satellite Dish Antennae.** The following requirements apply to satellite dish antennae:
1. **Minimum Residential and Agricultural Standards.** The following requirements apply to satellite dish antennae in residential and agricultural districts, in addition to the general requirements in Subsection C:
 - a. **General Requirements.** The following requirements apply to satellite antennae in all residential and agricultural zones:
 - i. **Height Limit.** The maximum height for any ground-mounted satellite antenna is twelve (12) feet. ~~The maximum height for any ground mount DSS Satellite antennae shall be the height required for a structure in the zone district in which it is located.~~
 - ~~ii. Location. No satellite antenna shall be located between a dwelling and an adjacent street, even if the required front and street side setback is satisfied.~~
 - ~~iii. ii. Roof-mounting Prohibited.~~ No satellite antennae shall be mounted on a building roof in residential and agricultural zones, except for DSS antennae less than eighteen (18) inches in diameter which ~~shall not exceed the maximum height limit for the zone district in which it is located. may not project above the principal roofline of the building.~~ Satellite dish antennae (other than DSS antennae less than eighteen (18) inches in diameter) shall be ground-mounted.

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- b. **Residential Zones.** The following requirements shall apply to satellite antennae in all residential zones established by Section 17.06.010 (Zone and combining districts established), on parcels zoned for a minimum lot area less than 2.3 acres.
- ~~i. **Additional Setback Requirement.** Any satellite antenna higher than six feet shall be located one foot back from the setback line for each foot of height above six feet.~~
- ~~ii~~ i. **Number of Antennae Allowed.** Only one satellite antenna is permitted per parcel, except that where a parcel is zoned for a minimum lot area of 2.3 acres or more, an additional satellite antenna may be authorized by way of the Administrative Review Permit approval procedure (Section 17.58.100).
- ~~iii~~ ii. **Screening Required.** Satellite antennae (other than DSS antennae less than eighteen (18) inches in diameter) shall be screened from public view from streets and adjacent properties by fences, or walls of six feet in height and/or landscaping.
2. **Commercial and Industrial Standards.** The following requirements shall apply to satellite antennae in all commercial and industrial zones established by Section 17.06.010 (Zone and combining districts established):
- ~~a. **Setbacks.** If the zone district abuts a residential or agricultural zone district, any satellite antenna higher than six feet shall be located one foot back from the setback line adjacent to those districts for each foot of height above six feet.~~
- ~~b.~~ a. **Height Limit.**
- i. The maximum height for any ground-mounted satellite antenna is twenty (20) feet above natural ~~or pad~~ grade.
- ii. A roof-mounted satellite antenna may exceed the maximum height requirement of the zone district by not more than ten (10) feet.
- ~~c. **Building Permit Requirement.** A building permit is required when satellite antennae are mounted:~~
- ~~i. **On roofs; and**~~
- ~~ii. **On docks thirty (30) inches or more above grade.**~~
- ~~d.~~ b. **Number of Antennae Allowed.** One satellite antenna is permitted per building in the commercial and industrial zone districts. Additional antennae shall constitute outdoor sales/storage, and their placement shall require Minor Use Permit approval. The Minor Use Permit approval of these additional antennae may impose different restrictions on their placement.
- ~~e.~~ c. **Satellite Antenna Businesses.** Due to the special requirements of businesses which sell satellite antennae, three antennae may be permitted for demonstration purposes. See also Subsection (D)(2)(f), for exceptions to setback requirements for satellite antenna businesses.

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~~f.~~ **d. Design Review Districts.** In design review (-Dc, -Dh, and -Ds) districts, the placement of any satellite antenna shall require design review approval. The Design/Site Review Committee may require additional conditions of approval based on the review of the specific site. Such requirements may include, but are not limited to, the color and materials (mesh or solid) of the proposed dish, screening, landscaping, and other aesthetic considerations. The Committee may, for satellite antenna businesses only, approve locations within the front yard based on their site review.

~~E. “Microcell” Cellular Communications Facilities.~~ The purpose of a “microcell” cellular communications facility is to provide communications coverage to a geographically limited and specifically defined area (e.g., a busy street intersection, an individual building or a topographically constrained area). Such facilities are integrated with standard cellular technology (i.e., a macrocell) to provide wireless communications services to the public. The installation of such facilities shall not require the issuance of a minor or Conditional Use Permit so long as all of the following criteria are met:

- ~~1. All required building and construction permits are first obtained;~~
- ~~2. Any required design review approvals are first secured;~~
- ~~3. No new antenna tower is erected (microcell facilities may be located on existing poles, towers, buildings, etc. in compliance with this Subsection);~~
- ~~4. No antenna shall be located within thirty (30) inches of any space occupied by or available to the public;~~
- ~~5. No antenna shall exceed six square feet in area;~~
- ~~6. The equipment shelter associated with a microcell site may not exceed one hundred (100) square feet in floor area nor six feet in height;~~
- ~~7. The antenna(e) may be mounted on a roof only if the height of the antenna(e) at the highest point does not exceed the horizontal distance from the antenna to the edge of the rooftop.~~

~~F.~~ **E. Antennae Which Are Not Visually Obtrusive** (*Ord. 5471-B*. Antennae (including any supporting structures and appurtenances) which are installed to meet the following standards (as determined by the Planning Director), shall not require the approval of a Minor Use Permit or a Conditional Use Permit. Any such installation must also be found not to create the potential for adverse noise (from generators or other accessory equipment), access or grading problems. These types of installations may also require building, electrical or other construction permits, as well as design review approval. It will be necessary for an applicant to submit site plans, drawings, photographs, simulations and any related information deemed necessary by the Planning Director to determine that a proposed installation meets the above criteria. The Planning Director’s approval shall be called an Administrative Approval and shall be given in written form as determined to be appropriate by the Planning Director.

1. Antennae located entirely within an otherwise approved sign. May include antennae placed within the sign face or attached to a support structure so long as the design is such that the antennae is effectively unnoticeable. Such antennae may not be placed on a non-conforming sign.

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2. Flush mounted, color coordinated panels on existing buildings where equipment is not visible above the roof line. All equipment shelters, cabinets, or other accessory structures shall be located within the building utilized for the antennae, or on the ground located outside of any required setback or parking space.
3. Antennae built into architectural features or which appear to be architectural features themselves, added to existing structures (such as chimneys, cupolas, dormers, bell towers, steeples, water tanks, stadium lights, utility poles, and other similar features) where the height limit for such architectural features is not exceeded. All equipment must be located as described in Subsection (F)(2) of this section.
4. Antennae constructed such that they appear to be natural features indigenous to the site (such as trees and rocks).
5. Co-location on existing facilities with the same types of antennae as those currently present and where the height of the existing antennae pole does not increase.
6. Installations which are located so far from any prospective viewer and in such a way as to have a backdrop of terrain which obscures the visibility of the antennae as to make it visibly unobtrusive and effectively unnoticeable.
7. Antennae located on existing lattice power transmission towers where the overall height of the tower would not increase by more than 12 feet. A maximum of two service providers may "stack" antennae in this arrangement, unless authorized by a Minor Use Permit approval. All equipment shelters, cabinets, or other accessory structures shall be located within the footprint of the tower. (Ord. 5471-B)

CHAPTER 17: PLANNING AND ZONING

Explosives Manufacturing and Storage

17.56.110

17.56.110 Explosives Manufacturing and Storage

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, the commercial manufacturing and/or storage of explosives are subject to the requirements of this section.

- A. **Minimum Parcel Size.** Existing parcels and proposed new parcels intended for commercial explosives manufacturing and storage shall satisfy the following requirements:
 - 1. **Minimum Lot Area.** Six hundred forty (640) acres.
 - 2. **Minimum Lot Width.** Four thousand (4,000) feet.
- B. **Setback Requirements**
 - 1. **Front.** One thousand two hundred (1,200) feet.
 - 2. **Street-side and Side and Rear.** One thousand two hundred (1,200) feet.
- C. **Maximum Coverage.** One percent of the site.
- D. **Height Limit.** Twenty (20) feet.
- E. **Parking Requirements.** Two off-street parking spaces for each magazine or mixing building.

(ZO § 15.300)

17.56.210 Senior Housing Projects

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, senior housing projects as defined by Section 17.04.030 (Definitions) are subject to the requirements of this section.

- A. **Purpose and Intent.** The purpose of this section is to establish procedures, standards and potential density increases for the development of senior apartments and senior independent living centers (referred to as SILCs), that are restricted to people fifty-five (55) years or older. The intent of these standards is to ensure compatibility with adjacent land uses and provide for coordination of on-site facilities. Senior independent living centers provide a needed housing alternative to accommodate an increasing senior citizen population.
- B. **Eligibility of Project—Limitation on Age of Occupants.** In order to be considered a senior housing project and qualify for the density bonus incentives offered by this section, the occupancy of the project shall be limited to people of fifty-five (55) years or older. In the case of double occupancy of a unit, only one resident is required to be at least fifty-five (55). No one less than eighteen (18) years of age shall be permitted as a resident. Housing projects that reserve at least fifty (50) percent but less than all of their units for at least one occupant each that is fifty-five (55) or older are subject to the density bonus provisions of Section 17.54.120 (Residential density bonuses and incentives), instead of this section.
- C. **Site Design and Development Standards.** Senior housing projects shall comply with the following:
 1. **Density.** The residential density of a senior housing project shall be as required by the zoning applicable to the site, except as modified by Subsection D (Density Bonus Criteria).
 2. **Setbacks.** The following minimum setbacks apply to senior housing, except that where the zoning applicable to the site requires larger setbacks, the larger shall apply:
 - a. **Front.** Twenty (20) feet.
 - b. **Street-side, Sides and Rear.** Ten (10) feet.
 3. **Parking Requirements.** A minimum of 1.5 off-street parking spaces per unit shall be provided, except where reduced by Subsection D (Density Bonus Criteria).
 4. **Changes to Project.** If the nature of the project changes (such as occupancy being changed to apartment use without age restrictions), the project shall satisfy the standards of this chapter for the new use.
- D. **Density Bonus Criteria.** Since the impacts for SILCs and senior apartments may be less than the impacts of standard apartment complexes, density bonuses may be granted for SILCs and senior apartments, and parking reductions may be granted for SILCs, as follows. The density bonuses provided by this section shall be deemed to be consistent with the general plan or any applicable community plan when the findings required by Subsection E of this section have been made.
 1. **Calculation of Density Bonus.** The density credits offered by the following table shall be applied to the maximum residential density otherwise allowed by the zoning applicable to the project site. For example, if the applicable zoning allows a maximum of twelve (12) units per acre and the project qualifies for a total density bonus of seventy-five (75) percent, the project shall be allowed a density of twenty-one (21) units per acre.

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Storage, Accessory – Indoor and Outdoor

17.56.250

- b. **Principal Use.** The storage of materials as a principal use is subject to the requirements established by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) for “Recycling, scrap and wrecking yards,” as defined by Section 17.04.030 (Definitions).
 - c. **Accessory to Commercial or Industrial Use.** The storage of materials accessory to a commercial or industrial use is subject to the provisions of this chapter applicable to the principal commercial use.
 - d. **Materials Accessory to Agriculture or Forestry.** Materials that are associated with a permitted on-site agricultural use or timber management practice. Such materials shall be clearly associated with the ongoing operation conducted on the site and shall not merely be stored on the property for an indeterminate time.
 - e. **Stockpiles.** Fill material, agricultural waste, sand, aggregates and soil amendments shall be exempted if the materials are not being stored for commercial purposes and are stored less than six feet in height; provided, that such materials do not include garbage, refuse, debris, or any similar disposable waste unless it is demonstrated that the material is used for a permissible activity on-site (e.g., composting).
 - f. **Other Exceptions.** In addition, notwithstanding this or other sections, the Planning Director may establish guidelines for determining that a stored material will not have a detrimental impact on surrounding property values and/or affect the health, safety, or general welfare of persons residing on the property or in the surrounding area. If such a determination is made, the outdoor storage of the particular material may be exempted from these regulations.
3. **Standards for Storage**
- a. **Accessory Use Only.** Outdoor storage shall be accessory to the principal use of the property only and shall not be related to any off-site commercial business or activity.
 - b. **Location of Storage.** No outdoor storage shall be permitted within a front or [street-side](#) setback (Section 17.54.130).
 - c. **Height Limit for Stored Materials.** Stored materials shall not exceed a height of six feet.
 - d. **Area Occupied by Stored Materials.** The maximum area on a site that may be used for the outdoor storage of materials pursuant to this section shall be as shown in the following table. The maximum aggregate area of stored materials allowed shall also include any debris, inoperative vehicles and/or vehicles under repair or restoration provided, however, that the maximum area for the outdoor storage of debris, inoperative vehicles, or vehicles under repair shall not exceed two hundred (200) square feet, regardless of the total area of outdoor storage allowed.